



AGENDA ITEM 7A

MEETING: January 21, 2015

TO: Humboldt LAFCo Commissioners

FROM: George Williamson, Executive Officer

SUBJECT: Humboldt Community Services District Sphere of Influence Update

The Commission will consider a proposal submitted by the Humboldt Community Services District (HCSD) to expand its current sphere of influence (SOI). HCSD's existing sphere was established by LAFCo in 1985 and reaffirmed in 2008 and encompasses approximately 1,823 acres (2.8 square miles). HCSD proposes to expand its existing sphere to include an additional 11 areas totaling approximately 6,046 acres (9.4 square miles). Staff recommends the Commission continue the public hearing on the HCSD SOI Update to March 18, 2014, to allow additional time for staff review based on commissioner feedback.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH") directs Local Agency Formation Commissions (LAFCOs) to periodically review adopted spheres of influence and update them as necessary based on information developed in the municipal service review process. Such updates vary in scope and can focus on a particular agency, service, or geographic region as directed by the Commission. Municipal service reviews in conjunction with sphere of influence updates may also lead LAFCOs to take other actions under its authority such as approving annexations of territory to local agencies, and forming, consolidating, or dissolving special districts. LAFCo actions to amend or affirm adopted spheres of influence must include making written determinations on a number of factors as required by California Government Code (G.C.) Section 56425.

A. BACKGROUND

The Humboldt Community Services District (HCSD) initiated this proposed sphere update by resolution of application (Resolution 2014-15). The process of updating the District's sphere began in September 2013 and included outreach to the City of Eureka, County of Humboldt, and LAFCo; a 30-day public outreach process initiated through the Greater Eureka Area Municipal Advisory Committee; and the preparation of an updated Municipal Service Review (MSR). The MSR and SOI update are subject to LAFCo approval. The District also adopted a Final Initial Study/Negative Declaration (SHN, October 2014) for the proposed sphere changes.

HCSD was created in 1952 to provide water, sewage collection and street lighting services throughout an approximately 15 square-mile area bordering the City of Eureka. HCSD's existing SOI encompasses approximately 1,823 acres (2.8 square miles). The SOI update includes the addition of 11 areas totaling approximately 6,046 acres (9.4 square miles). The following table summarizes HCSD's existing and proposed sphere areas:

| HCSD Boundary and Sphere Summary | |
|---|----------------------------|
| HCSD Jurisdictional Boundary | 9,862 acres |
| HCSD Existing Sphere | 1,823 acres |
| HCSD Proposed Sphere Expansion Areas | 6,046 acres |
| Total Sphere Update Area | 7,869 acres (23% increase) |

The areas proposed to be added to HCSD's SOI consist of the following:

- Area A: College of the Redwoods Area (283 acres)
- Area B: Elk River Area (1,084 acres)
- Area C: Pine Hill Area (158 acres)
- Area C2: Pine Hill Area (728 acres)
- Area D: McKay Tract (1,701 acres)
- Area E: Cummings Road Area (131 acres)
- Area F: Pigeon Point Area (298 acres)
- Area F2: Pigeon Point Area (229 acres)
- Area G: Old Arcata Road Area (112 acres)
- Area H: Indianola Road Area (1,032 acres)
- Area I: Freshwater Area (290 acres)

According to the application, the sphere expansion areas have documented public health issues, are adjacent to existing boundaries, and/or are already provided an HCSD service. No area is proposed to be removed from the SOI. Areas "A" through "I" were identified in the Final Draft Sphere of Influence Recommendations report (SHN, April 2014) and Areas C2 and F2 were added by HCSD's Board of Directors at the board meeting at which the proposed SOI update recommendations were approved.

Sphere Background

A sphere of influence is defined by G.C. Section 56425 as "a plan for the probable physical boundary and service area of a local agency." Spheres of influence are used by LAFCo as a policy guide in its consideration of boundary change proposals affecting each city and special district in Humboldt County.

The Commission first adopted a sphere of influence for HCSD in 1976 to be coterminous with the boundaries of the District, as existed at that time. An expanded sphere was adopted by LAFCo in July 1985 to include areas east and south of the District boundaries, which represented a practicable maximum 20-year growth area. A year prior, in 1984, the City of Eureka sphere was adopted by LAFCo to include all of the

territory within the boundaries of the Humboldt CSD. The City of Eureka sphere was based on the assumption that the City would ultimately annex all of the territory within the boundaries of the District, thereby consolidating water and sewer services in the greater Eureka area. Several reorganizations options were identified but never evaluated in depth. More recently, LAFCo prepared a municipal service review for the Humboldt CSD in May 2008, and affirmed the District's existing sphere of influence (Resolution No. 08-10).

The principal objective of updating the adopted sphere of influence (as informed by the MSR) is to provide current information on the service capabilities of public agencies and possible extensions of their boundaries. In this case, the proposed sphere update represents the area HCSD may provide services to over the next 20 years. Expansion of the sphere may enable HCSD to extend various services (water distribution, sewage collection, and street lighting) to these areas in the future, after annexation is approved by LAFCo.

B. DISCUSSION

The need for public facilities and services in the various areas proposed for inclusion in the SOI is not the same for each area. Some of the more densely developed areas will require a full range of community services, including water, sewer, and lighting. Other areas have identified needs for water services only. Reasons for expanding HCSD's SOI to include the specific SOI expansion areas are as follows:

- There are water facilities in areas adjacent to the HCSD boundary. Although not part of the SOI addition, College of the Redwoods (already within the District's sphere) is receiving water service from HCSD (adjacent to Area A). Addition of sewer service to College of the Redwoods should be considered by HCSD.
- Most residents in the Elk River valley (Area B) do not have reliable drinking water due to poor water quality. They rely on imported water. HCSD has received several requests by residents for water service connections.
- Two APNs in Area C near the intersection of Pine Hill Road and Elk River Road are currently provided water service.
- Area D, known as the McKay Tract, has been the subject of previous attempts to subdivide for development. The 1995 Humboldt County Eureka Community Plan identifies part of this area to be developed as residential single family. In August 2014, Humboldt County purchased 1,000 acres of forestland (a significant portion of which is within Area D) to establish a community forest. The community forest will be managed for multiple purposes including public access and recreation, timber harvest, and watershed and resource conservation. Within Area D, some areas have residential development potential and others have community forest potential. The community forest may include development of restrooms and drinking fountains. Also in Area D, at the end of Cummings Road, there is a 170,000-gallon storage tank and water system that were installed by the City Garbage Company to provide

potable water to residents impacted by water quality problems with the Cummings Road Landfill. HCSD operates and maintains the water services infrastructure.

- o One APN in Area F located in an area between two HCSD boundaries is provided water service.
- o Four APNs in Area G are currently provided water service, and other residents have requested service.
- o Water service to Area H has been the subject of previous discussions between HCSD, the City of Eureka, Humboldt LAFCo, and Humboldt County. There are documented water quality problems and residents have requested water service by HCSD and the City. A portion of Area H is within the City of Eureka SOI. Some residences are currently served water by the City of Eureka in this area. The potential exists for HCSD and/or City of Eureka to provide service in the Indianola area.

The City of Eureka is preparing a comprehensive General Plan Update, including an annexation feasibility study, which will provide guidance for the City's SOI update. There is a potential for future expansion and/or retraction of the City's SOI, which may increase or decrease the amount of overlap between HCSD's and the City's SOIs. HCSD anticipates ongoing coordination with City of Eureka and that an agreement would be made in the future between HCSD and the City as to which local agency is best suited to provide services in areas where SOIs overlap.

- o Three APNs in Area I are currently provided water service, and other residents have requested service.

C. ANALYSIS

In making a sphere determination, LAFCo must prepare written statements addressing five specific planning factors listed under G.C. Section 56425. The factors are outlined below.

1. The present and planned land uses in the area, including agricultural and open-space lands.

The following documents guide land use and planning within the District and sphere areas: Eureka Community Plan (Humboldt County, 1995), Freshwater Community Plan (Humboldt County, 1985), Humboldt Bay Area Plan (Humboldt County, 1995), and the Humboldt County Framework Plan (Humboldt County, December 1984).

HCSD's jurisdictional boundary consists of both urban and rural land uses, with residential and limited commercial uses found in Myrtletown, Pine Hill, Humboldt Hill, Fields Landing, King Salmon, Cutten, Ridgewood, Rosewood, Pigeon Point, Mitchell Heights, and Freshwater. Portions of the District and existing sphere are undeveloped timber and agricultural-related uses. The areas proposed to be added to the HCSD SOI consist of a mix of residential, commercial, public facility, agricultural, and

timber related uses. The land uses and densities within the proposed sphere areas are similar in nature to land uses and densities in the existing sphere.

2. The present and probable need for public facilities and services in the area.

Future development potential and HCSD's ability to provide services were evaluated in HCSD's review of potential SOI expansion areas. Some parcels within the proposed SOI expansion areas are already provided an HCSD service. Requests for HCSD services from residents within potential SOI expansion areas were also considered. The perceived or defined need for public facilities in the various areas proposed for inclusion in the SOI is not the same for each area. Some of the more densely developed areas will require the full range of community services, including water, sewer, and lighting. Other areas have identified needs for water services only.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Currently, HCSD has approximately 7,526 water service connections and 6,326 sewer service connections. The present capacity of public facilities and adequacy of public services that HCSD provides or is authorized to provide was evaluated in the MSR (SHN, October 2014).

Sewer

The HCSD wastewater collection system has no significant deficiency. Although infiltration and inflow (I & I) has historically been a condition increasing wet weather flows, HCSD has been making progress in addressing collection system deficiencies. Treatment and disposal capacity at the Elk River wastewater treatment plant (WWTP) are controlled by the City of Eureka. HCSD has an agreement with the City of Eureka to use approximately 30% of the City's WWTP capacity.

It is not believed that the HCSD sewer collection system will have any problem accommodating projected future growth. The WWTP was designed such that its treatment capacity could be increased as needed to accommodate both the City's planned growth within its SOI as well as the projected HCSD growth. The City has opted not to pursue a request to the State Water Resources Control Board for a capacity change beyond the design capacity at this time, but would likely do so when a capacity increase is warranted.

Water

HCSD has two main water sources: water from the Mad River, which is purchased from HBMWD directly and from the City of Eureka indirectly; and groundwater, which is pumped from District owned wells. The District purchases about one third of its potable water from the HBMWD, one third from the City of Eureka (which purchases it from HBMWD through the Hubbard and Harris booster pump station), and one third of the potable water is pumped from District-owned wells in the Humboldt Hill area (Elk River aquifer). The District's and City's water systems are

interconnected at various locations allowing for transfers to occur. The District's wells primarily serve the southern portion of HCSD, including Humboldt Hill, Fields Landing, King Salmon, College of the Redwoods, and some portions of the Pine Hill area.

Overall, peak daily use is at approximately 71% of existing source capacity. According to its current CIP, the District delivered approximately 941 MG of water for customers in FY 2012/13; average daily use is estimated at 2.58 MGD, and peak daily use is 3.20 MGD. Based on average daily use of water, with a maximum domestic water capacity of 4.68 MGD, the District has approximately 2.10 MGD of capacity remaining.

Based on present and projected water use levels, the District has the ability to meet the water demands of development without the need to supplement supplies or storage and delivery systems. The District currently meets regulatory requirements for providing water and there is ample water from the supplier to meet future demands until maximum build-out of the District occurs. The HCSD 2010 urban water management plan (FES, 2011) addresses water shortage contingency planning, which includes action to be undertaken by the District to prepare for, and implement during, a catastrophic interruption of water supplies, including water shortages. The HCSD water system has no significant deficiency; although some storage and fire flow improvements are anticipated to accommodate future development.

4. The existence of any social or economic communities of interest in the area.

Lands within the HCSD SOI Update area have established substantive social and economic ties with HCSD given that certain areas have been part of the existing sphere since 1984, and considering water services are currently being provided within parts of the existing and proposed sphere areas. The SOI reflects a standing governance assumption originally established by the Commission that the affected lands, as they develop, are to be served by HCSD.

5. The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The MSR (SHN, Oct 2014) includes a section on the Location and Characteristics of Disadvantaged Unincorporated Communities (DUCs). Within or contiguous to HCSD's SOI, three CDPs and 10 Block Groups have been identified as DUCs based on median household income: Myrtletown CDP, Bayview CDP, and Humboldt Hill CDP. The City of Eureka is also identified by State Department of Water Resources (DWR) as a disadvantaged community. The proposed SOI expansion areas include portions of identified DUCs. The present and probable need for HCSD's public facilities and services was considered for the DUCs in the same manner and to the same extent as in other areas considered for inclusion in HCSD's SOI.

D. OTHER CONSIDERATIONS

o Municipal Service Review

A Municipal Service Review (MSR) has been prepared in accordance with G.C. Section 56430 as a means of evaluating the public services provided by HCSD. It responds to the requirement that LAFCo conduct a MSR to study the delivery of services and update the sphere of influence. The legislative authority for conducting MSRs is provided in the CKH Act. The Act states, "In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission..." The MSR was used as an information base to update the SOI.

o Environmental Review

In accordance with the California Environmental Quality Act (CEQA), HCSD served as Lead Agency and adopted a Negative Declaration (State Clearinghouse No. 2014082019) for the project on October 14, 2014. On behalf of the Commission in its role as Responsible Agency under CEQA, staff independently reviewed and commented on the draft Initial Study / Negative Declaration and concurs that there will be no significant environmental impact from the project.

E. RECOMMENDATION

Staff recommends the Commission continue the public hearing on the HCSD SOI Update to March 18, 2014, to allow additional time for staff review based on commissioner feedback.

Attachments

Attachment A: Sphere of Influence Maps

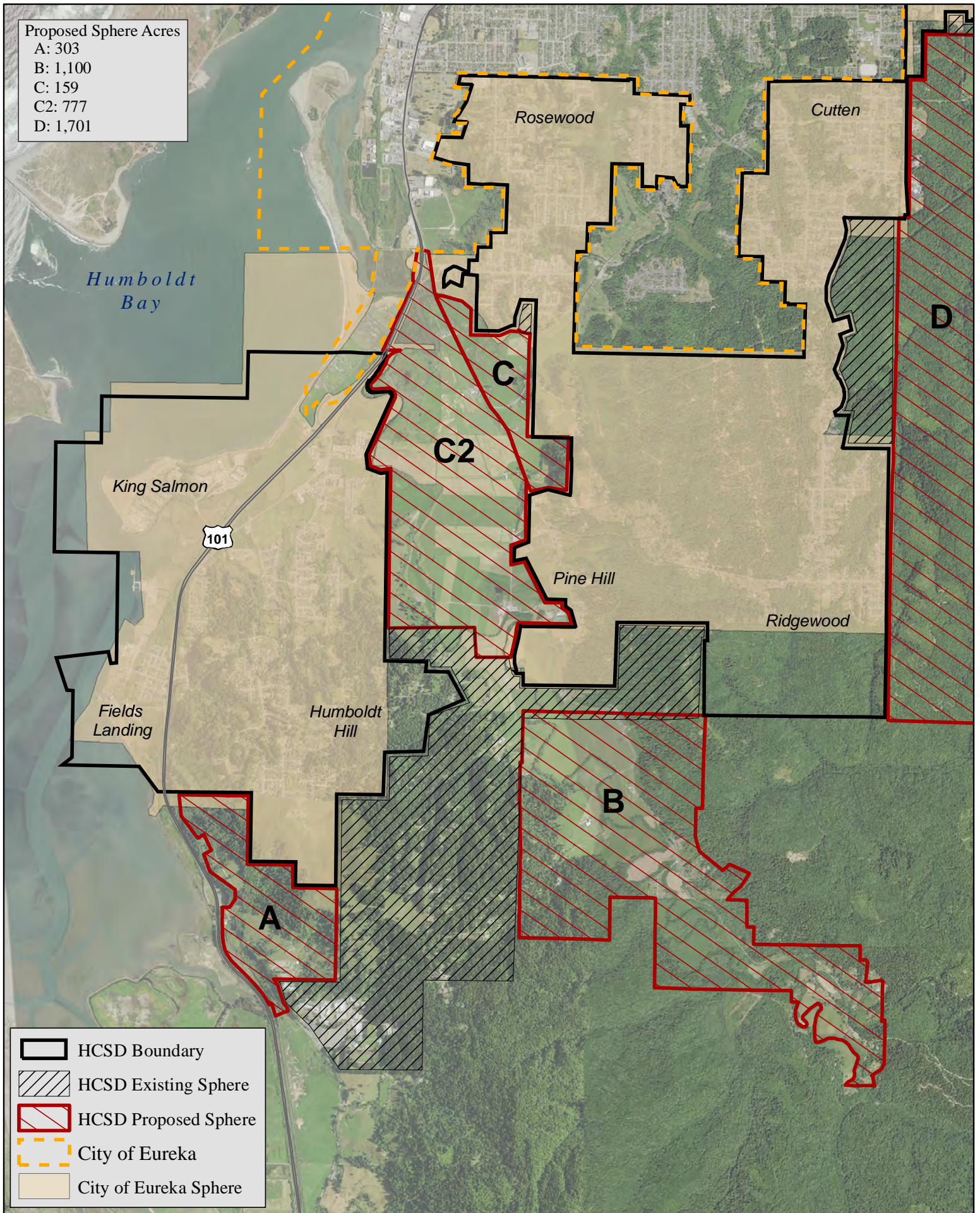
Attachment B: Municipal Service Review

Attachment C: Initial Study / Negative Declaration

Attachment D: Final HCSD Sphere Recommendations Report

Proposed Sphere Acres

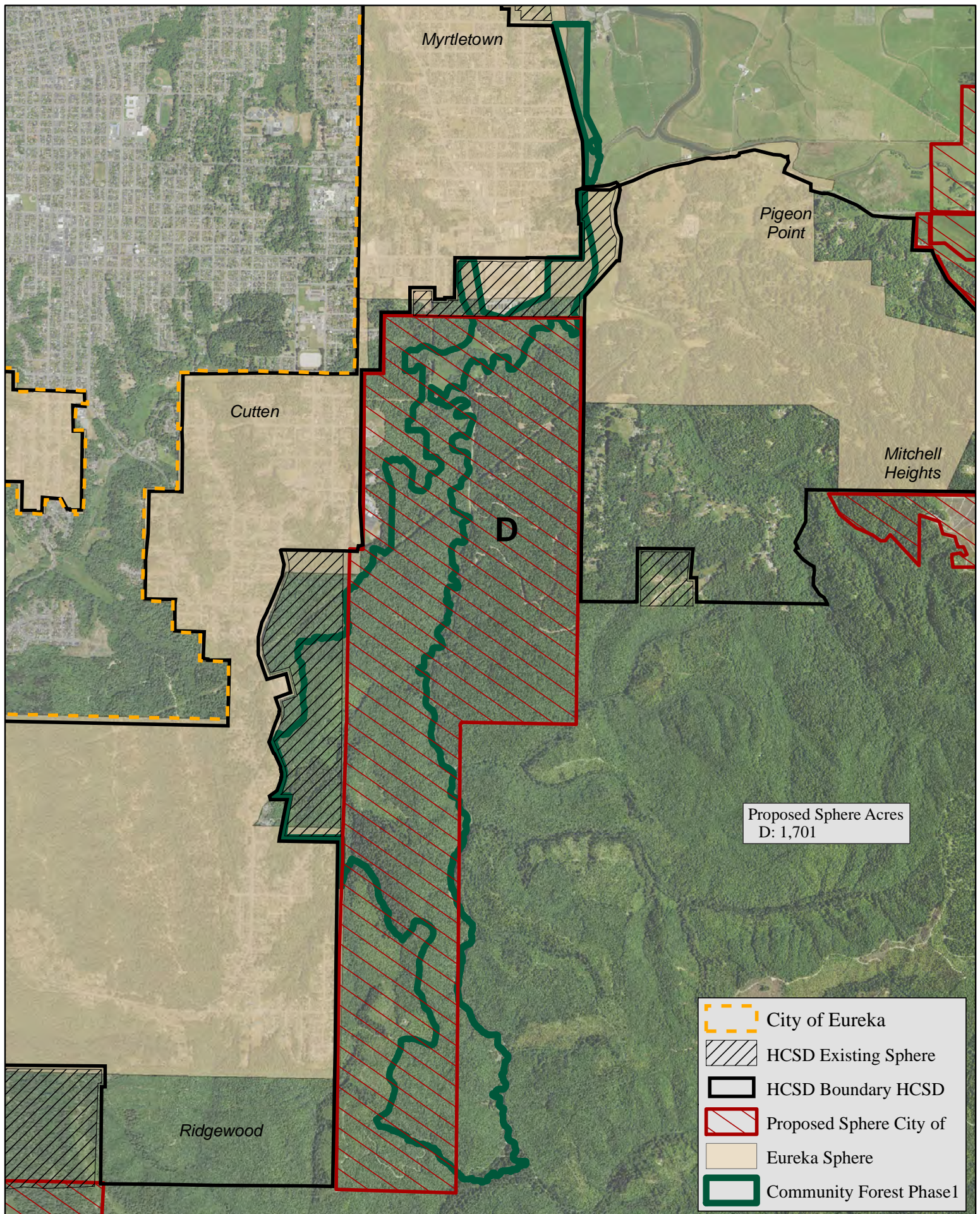
A: 303
B: 1,100
C: 159
C2: 777
D: 1,701



- HCSD Boundary
- HCSD Existing Sphere
- HCSD Proposed Sphere
- City of Eureka
- City of Eureka Sphere

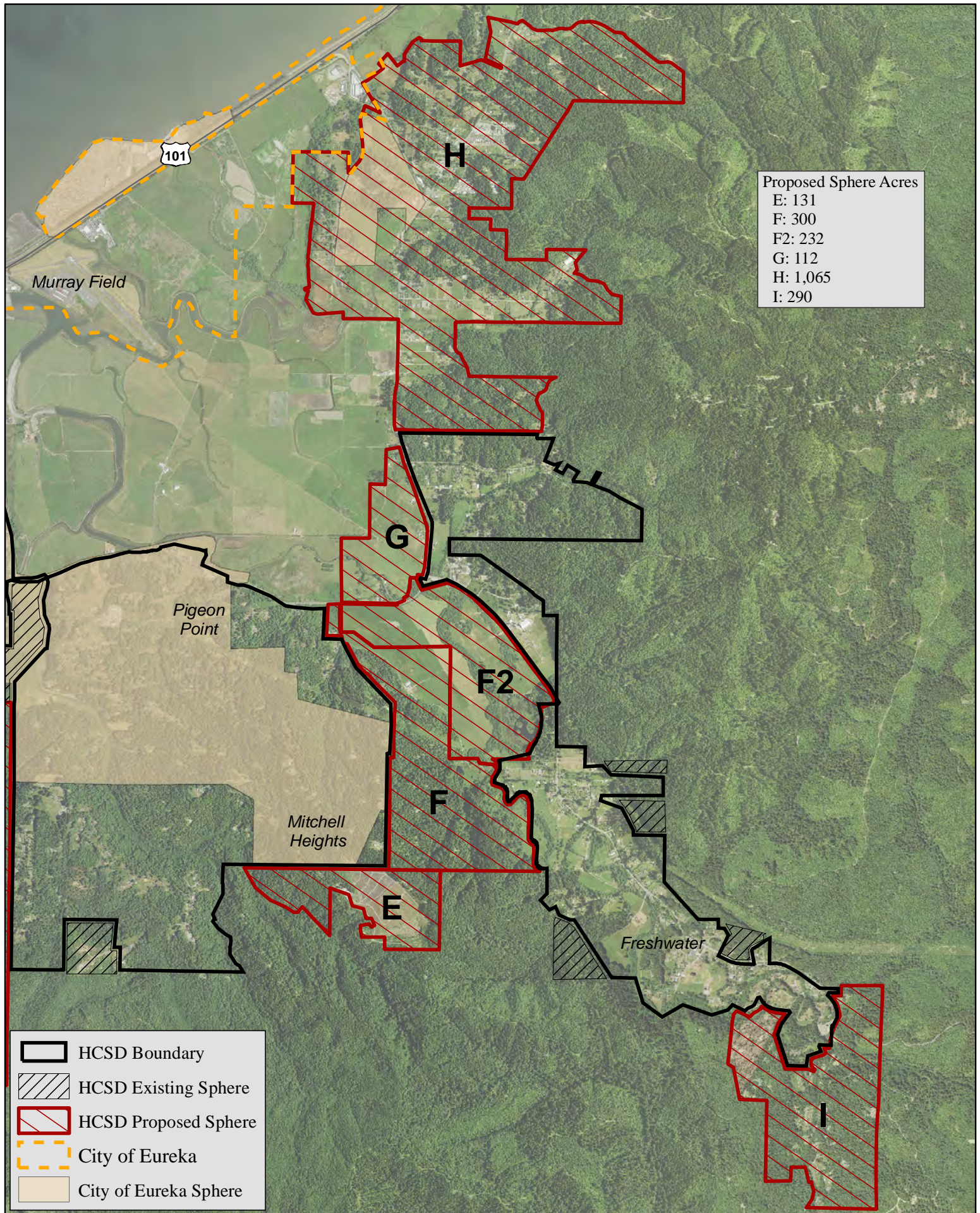
Humboldt Community Services District

Proposed Sphere of Influence Update



Humboldt Community Services District

Proposed Sphere of Influence Update



Humboldt Community Services District

Proposed Sphere of Influence Update

Municipal Service Review

For the Humboldt Community Services District Sphere of Influence Report

Prepared for:



***SH* Consulting Engineers & Geologists, Inc.**

812 W. Wabash Ave.
Eureka, CA 95501-2138
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October 2014
013159

Prepared for:



Final Initial Study/ Negative Declaration

Humboldt Community Services District
Sphere of Influence Update



Prepared by:



Consulting Engineers
& Geologists, Inc.

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October 2014

QA/QC: MKF____

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- A. Figures
- B. Table 1–Areas to be Added to HCSD SOI
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Abbreviations and Acronyms

| | |
|-------------------|--|
| CACPP | Clean Air Climate Protection |
| Cal-EPA | California Environmental Protection Agency |
| CAL FIRE | California Department of Forestry and Fire Protection |
| CDFW | California Department of Fish and Wildlife |
| CEF | California Economic Forecast |
| CEQA | California Environmental Quality Act |
| CKH Act | Cortese/Knox/Hertzberg Local Government Reorganization Act |
| CO ₂ e | carbon dioxide equivalent |
| EIR | environmental impact report |
| FEMA | Federal Environmental Management Agency |
| GHG | greenhouse gases |
| GIS | geographic information system |
| GPU | general plan update |
| GWP | global warming potential |
| HCSD/District | Humboldt Community Services District |
| ICLEI | International Council on Local Environmental Initiatives |
| IS/ND | initial study/ negative declaration |
| LAFCo | Local Agency Formation Commission |
| MSR | municipal services review |
| MT | metric tons |
| NCUAQMD | North Coast Unified Air Quality Management District |
| NOP | notice of preparation |
| PM-10 | particle emissions < 10 microns |
| SHN | SHN Consulting Engineers & Geologists, Inc. |
| SOI | sphere of influence |
| SRA | state responsibility area |
| USFWS | US Fish and Wildlife Service |

Final Initial Study/ Negative Declaration

Project Title

Humboldt Community Services District Sphere of Influence Update

Lead Agency

Humboldt Community Services District
5055 Walnut Drive
Eureka, CA 95534
(707) 443-4558

Lead Agency Contact

David Hull, General Manager
(707) 443-4558

Project Location

The Humboldt Community Services District (HCSD or the District) is located adjacent to the City of Eureka in the unincorporated area of Humboldt County, California (Figure 1 in Appendix A). HCSD's existing boundaries encompass approximately 15 square miles on the east side of Humboldt Bay. The District borders the City of Eureka on the east and south. The District extends from the Eureka Slough near Murray Field in the north to just above College of the Redwoods in the south. Humboldt Bay and the City of Eureka form the District's western boundary. The District extends east to the Freshwater and Old Arcata Road areas. Included within the boundaries of the District are the communities of Freshwater, Myrtletown, Cutten, Ridgewood, Pine Hill, Rosewood, King Salmon, Fields Landing, Pigeon Point, Mitchell Heights, College of the Redwoods, and Humboldt Hill. See Figure 2 in Appendix A for the existing HCSD boundary and sphere of influence (SOI).

General Plan Designation

Humboldt County general plan land use designations include the following: Rural Residential, Residential Low Density, Residential Medium Density, Residential Exurban, Commercial General, Public Facility, Agriculture Rural, Agriculture Exclusive, Agriculture Suburban, Agricultural Lands, Timberland, Coastal Commercial Timberland, and Natural Resources (See Appendix B).

Zoning

Humboldt County zoning designations include the following: Residential One-Family, Residential Suburban, Residential Multiple Family, Commercial General, Community Commercial, Public Facility-Rural, Public Facility-Urban, Unclassified, Rural Residential Agriculture, Agriculture Exclusive, Agriculture General, Forestry Recreation, Timberland Production, and Natural Resources (See Appendix B).

Project Description

The proposed project consists of a sphere of influence (SOI) update for HCSD. HCSD was created in 1952 to provide water distribution and sewer collection, and to oversee streetlights throughout an approximately 15 square-mile (9,600 acre) area bordering the City of Eureka. Currently, HCSD has approximately 7,526 water service connections and 6,326 sewer service connections.

An SOI is defined by Government Code 56425 as “a plan for the probable physical boundary and service area of a local agency or municipality as determined by the Local Agency Formation Commission [LAFCo].” An SOI does not identify or define specific development projects or land uses for an area. In this case, the updated SOI represents the area HCSD may provide services to over the next 20 years. Extension of the SOI may enable HCSD to extend various services to these areas in the future, after annexation is approved by LAFCo. As such, inclusion of an area within the SOI could enable its future annexation into HCSD’s district boundary and facilitate the future provision of district services (water distribution, sewage collection, and street lighting) to future development.

However, the proposed project would not directly result in the annexation of these areas into HCSD’s district boundary, the changing of the areas’ general plan land use designations, the pre-zoning or development of any parcels within these areas, or any direct physical changes to the environment. No infrastructure or district services would be extended to the SOI update areas as part of the proposed project.

The Cortese/Knox/Hertzberg Local Government Reorganization Act (CKH Act) requires the LAFCo to update the SOIs for jurisdictions every five years or as necessary. The CKH Act further requires that a municipal service review (MSR) be conducted prior to or concurrent with the SOI update. An MSR provides a current and comprehensive review of an agency and its provision of services, and helps to determine whether it is appropriate to plan for that agency’s growth and expansion. The previous MSR update for HCSD was completed in May 2008 and the previous SOI report was completed in July 1985.

HCSD completed an MSR (SHN, 2014a) and SOI update in 2014 in order to determine the appropriate growth and expansion of HCSD and its service area. The MSR and SOI are subject to LAFCo approval. This initial study addresses the proposed changes to HCSD’s SOI resulting from the MSR and SOI update.

HCSD’s existing SOI encompasses approximately 1,823 acres (2.8 square miles). The SOI update includes the addition of 11 areas totaling approximately 6,046 acres (9.4 square miles). These areas have documented public health issues, are adjacent to existing boundaries, and/or are already provided an HCSD service. No area is proposed to be removed from the SOI. Areas “A” through “I” were identified in the final draft sphere of influence recommendations report (SHN, 2014b) and Areas C2 and F2 were added by HCSD’s Board of Directors at the board meeting at which the proposed SOI update recommendations were approved.

The areas proposed to be added to HCSD's SOI are shown in Figure 3 in Appendix A, and consist of the following:

- Area A: College of the Redwoods Area (283 acres)
- Area B: Elk River Area (1,084 acres)
- Area C: Pine Hill Area (158 acres)
- Area C2: Pine Hill Area (728 acres)
- Area D: McKay Tract (1,701 acres)
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- Area G: Old Arcata Road Area (112 acres)
- Area H: Indianola Area (1,032 acres)
- Area I: Freshwater Area (290 acres)

Other Agencies Whose Approval Is or May Be Required

Approval of the SOI update and MSR by the Humboldt LAFCo is required.

Environmental Factors Potentially Affected

The environmental factors checked below would potentially be affected by this project, and include at least one "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Utilities/Service |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination

On the basis of this initial evaluation:

- ☒ I find that the proposed project **could not** have a significant effect on the environment, and a **Negative Declaration** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **Mitigated Negative Declaration** will be prepared.
- ☐ I find that the proposed project **may** have a significant effect on the environment, and an **Environmental Impact Report (EIR)** is required.
- ☐ I find that the proposed project **may** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **Environmental Impact Report** is required, but it must analyze only those effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **Negative Declaration** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **Negative Declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Evaluation of Environmental Impacts

- (1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well, as project-level; indirect, as well as direct; and construction, as well as operational impacts.
- (3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- (4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- (5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (California Code of Regulations, title 14 Section 15063(c) (3) (D)). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Environmental Checklist

Checklist and Evaluation of Environmental Impacts: An explanation for all checklist responses is included, and all answers take into account the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. The explanation of each issue identifies (a) the significance criteria or threshold, if any, used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance. In the **Checklist**, the following definitions are used:

"Potentially Significant Impact" means there is substantial evidence that an effect may be significant.

"Potentially Significant Unless Mitigation Incorporated" means the incorporation of one or more mitigation measures can reduce the effect from potentially significant to a less than significant level.

"Less Than Significant Impact" means that the effect is less than significant and no mitigation is necessary to reduce the impact to a lesser level.

"No Impact" means that the effect does not apply to the proposed project, or clearly will not impact nor be impacted by the project.

| I. Aesthetics. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | X | |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | | | X | |
| <p>Thresholds of Significance:</p> <p>This initial study/ negative declaration (IS/ND) considers whether the proposed project may have any significant effects on visual aesthetics because of: a) a short-term or long-term presence that would impact the vista points that provide views of or from the project area; b) permanent changes in physical features that would impact the visual character of the project area; c) project-related construction that would detract from the visual character of the project area; or d) the presence of short-term, long-term, or continuous bright light, or operations occurring at night, that would detract from a project area that is otherwise generally dark at night or that is subject to low levels of artificial light.</p> <p>Discussion:</p> <p>(a-d) Less Than Significant: The project area is generally characterized by relatively level to hilly topography and agricultural, timber, open space, public facilities, commercial, and multifamily and low-density residential land uses. The views include agricultural, forested, open space, and developed urban landscapes. There is no designated state scenic highway, corridor, vista, or viewing area located in the vicinity (Humboldt County, 2002).</p> | | | | |

The proposed project would result in the addition of 6,046 acres of land to HCSD's sphere of influence (SOI). Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services (such as, water distribution, sewage collection, and street lighting) to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the degradation of the existing visual character, create a new source of substantial light or glare, or otherwise directly impact the aesthetics or visual resources of the area.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to aesthetics and visual resources in the project area. The precise nature and extent of future development in the area cannot be determined at this time. Although the eventual development of the project area could cause visual changes that may result in aesthetic impacts, the assumption of annexation or future development resulting in significant impacts to aesthetic resources is considered speculative. Furthermore, annexation of this area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts to aesthetics and visual resources prior to LAFCo approval of annexation. Therefore, implementation of the proposed project would have a less than significant impact on aesthetics.

| | | | | |
|--|--------------------------------|--|------------------------------|-----------|
| II. Agriculture and Forestry Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | X | |

| | | | | |
|--|--|--|---|--|
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | X | |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | X | |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would: a) change the availability or use of agriculturally important land areas designated under one or more of the programs above; b) cause or promote change in land zoned for those uses, particularly lands designated as Agriculture Exclusive or under Williamson Act contracts; c) conflict with, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); d) result in conversion of forest land to non-forest use or e) change the availability or use of agriculturally important land areas for agricultural purposes.

Discussion:

(a) No Impact: None of the involved parcels has soils identified by the California Resources Agency's Department of Conservation as Prime Farmland as shown in the Farmland Mapping and Monitoring Program because Humboldt County does not participate in the program.

(b-e) Less Than Significant: None of the involved parcels is subject to a Williamson Act contract. Portions of the project area have Humboldt County General Plan land use and zoning designations for agricultural and forestry uses, including timberlands and timberland production zone. Agricultural and forestry (timber) uses are present in portions of some SOI expansion areas (Humboldt County, 2014a) (see Appendix B).

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly conflict with existing zoning, cause rezoning of any lands, result in the loss of forest land or conversion of forest land to non-forest use, or involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or forest land to non-forest use.

The proposed project could represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts related to agriculture and forestry resources. The precise nature and extent of future development in these areas cannot be determined

at this time and is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to agriculture and forestry resources. Therefore, implementation of the proposed project would have a less than significant impact related to agriculture and forestry resources.

| III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would: a) interfere with air quality objectives established by the North Coast Unified Air Quality Management District (NCUAQMD), b) contribute pollutants that would violate an existing or projected air quality standard, c) produce pollutants that would in part contribute to cumulative effects of non-attainment for any air pollutant, d) produce pollutant loading near sensitive receptors that would cause locally significant air quality impacts, or e) release odors that would affect a number of receptors.

Discussion:

(a-c) Less Than Significant: The NCUAQMD is responsible for monitoring and enforcing local and state air quality standards in Humboldt County. Air quality standards are set for emissions that may include, but are not limited to, visible emissions, particulate matter, and fugitive dust. The NCUAQMD is in attainment for all federal criteria air pollutants and for all state standards, except particulate matter less than 10 microns in size (PM-10). (PM-10 air emissions include chemical emissions and other inhalable particulate matter with an aerodynamic diameter of less than 10 microns.)

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district

boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in increased emission of any air pollutant or otherwise directly impact air quality.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to air quality. The precise nature and extent of future development in the area cannot be determined at this time. Although the eventual development of the project area could cause changes that may result in air quality impacts, the assumption of annexation or future development resulting in significant impacts to air quality is considered speculative. Furthermore, annexation of this area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts to air quality prior to LAFCo approval of annexation. Compliance with air quality regulations will ensure a PM-10 air quality violation does not occur. An activity that complies with the state and local standards for air quality emissions will not result in a cumulatively considerable increase in countywide PM-10. Therefore, implementation of the proposed project would have a less than significant impact on air quality.

(d) Less Than Significant: The project is not expected to expose sensitive receptors to substantial pollutant concentrations. Any future development within the SOI update area will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which include policies to address sensitive receptors.

(e) No Impact: With regard to objectionable odors, the project does not include physical changes to the environment. Any future development within the SOI update area will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which include policies to address objectionable odors.

| IV. Biological Resources. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | X | |

| | | | | |
|--|--|--|---|--|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | X | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | X | |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | X | |

Thresholds of Significance:

This IS/ND considers whether the proposed project would result in significant adverse direct or indirect effects to: a) individuals of any plant or animal species (including fish) listed as rare, threatened, or endangered by the federal or state government, or effects to the habitat of such species; b) more than an incidental and minor area of riparian habitat or other sensitive habitat (including wetlands) types identified under federal, state, or local policies; c) more than an incidental and minor area of wetland identified under federal or state criteria; d) key habitat areas that provide for continuity of movement for resident or migratory fish or wildlife; e) conflict with biological resources identified in planning policies adopted by the County of Humboldt and; f) conflict with other adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Discussion:

(a-d) Less Than Significant: Threatened and endangered plant and animal species, sensitive habitat areas, riparian areas and wetlands are present within the project area (CDFW, 2014; Humboldt County, 2002; Humboldt County, 2014a; USFWS, 2014).

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly affect any special status species or otherwise impact biological resources.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to biological resources. The precise nature and extent of future development in these areas cannot be determined at this time. Although the proposed project would likely lead to the annexation and development of the project area, which could result in impacts to biological resources, the assumption of future development resulting in significant impacts to biological resources is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include the evaluation of potential impacts to biological resources

prior to LAFCo approval of annexation. The general plan and zoning designations set forth in the Humboldt County General Plan and building codes and other regulations that address biological resources (such as, the streamside management area ordinance and Endangered Species Act) will address any biological resources within the proposed SOI expansion areas. Therefore, implementation of the proposed project would have less than significant impacts to biological resources.

(e) Less Than Significant: The proposed project would not result in conflicts with local policies or ordinances. The proposed project is limited to HCSD's SOI update and would not directly result in development that would conflict with local policies or ordinances protecting biological species. The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in conflicts with such local policies or ordinances. The precise nature and extent of future development in these areas cannot be determined at this time. Although the proposed project would likely lead to the annexation and development of the project area, which could result in impacts to biological resources, the assumption of future development resulting in significant impacts to biological resources is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include the evaluation of potential impacts to biological resources prior to LAFCo approval of annexation.

(f) Less Than Significant: Proposed SOI expansion Area D (McKay Tract), currently owned by Green Diamond Resource Company, is subject to a federally-approved (U.S. Fish & Wildlife Service [USFWS] and National Marine Fisheries Service) Aquatic Habitat Conservation Plan. The purpose of the Plan is to conserve habitat for and mitigate impacts to seven aquatic species-Coho salmon (*Oncorhynchus kisutch*), Chinook salmon (*Oncorhynchus tshawytscha*), steelhead trout (*Oncorhynchus mykiss*), coastal cutthroat trout (*Oncorhynchus clarki clarki*), rainbow trout (*Oncorhynchus mykiss*), southern torrent salamander (*Rhyacotriton variegates*), and tailed frog (*Ascaphus truei*). Green Diamond Resource Company also implements its USFWS-approved Northern Spotted Owl Habitat Conservation Plan on all of its northern California timberlands, including Area D (Green Diamond Resource Company, 2012).

SOI Area D is proposed for addition to HCSD's SOI, because portions of Area D have residential development potential (Humboldt County, June 2009), and others have community forest potential (Humboldt County, 2014b). A potential community forest would likely include development with restrooms and drinking fountains.

The proposed project would result in the inclusion of Area D into HCSD's SOI. Inclusion of Area D into HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of this area into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within this area, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

Furthermore, annexation or development of the Area D with residential development or a community forest would require additional project-level CEQA review and documentation, which would include the evaluation of potential impacts to biological resources prior to County approval of such development. The general plan and zoning designations set forth in the Humboldt County General Plan and building codes and other regulations that address biological resources (such as, the streamside management area ordinance and Endangered Species Act) will address any biological resources within Area D and the other proposed SOI expansion areas. Therefore, implementation of the proposed project would have less than significant impacts to biological resources.

| V. Cultural Resources. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | | | X | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would cause: a) physical changes in known or designated historical resources, or in their physical surroundings, in a manner that would impair their significance; b) physical changes in archaeological sites that represent important or unique archaeological or historical information; c) unique paleontological resource site or unique geologic feature; or d) disturbance of human burial locations.

Discussion:

(a-d) Less Than Significant: The project does not include any direct physical change to the environment. The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to cultural resources in the project area. The precise nature and extent of future development in these areas cannot be determined at this time. Although the proposed project would likely lead to the annexation and development of the project area, which could result in impacts to cultural resources, the assumption of future development resulting in significant impacts to cultural resources is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include the evaluation of potential impacts to cultural resources prior to LAFCo approval of annexation. Therefore, implementation of the proposed project would have a less than significant impact on cultural resources.

| VI. Geology and Soils. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | X | |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | | | X | |

Thresholds of Significance:

This IS/ND considers project-related effects that could involve: a) damage to project as a result of fault movement along a fault zoned by the State under the Alquist-Priolo Act or other known faults, strong seismic ground shaking, secondary seismic effects including liquefaction, or landslides; b) excessive soil erosion resulting from project; c) project-derived instability of earth materials that could subsequently fail, damaging structures or environmental resources on proposed development; d) location of project elements on expansive soils that may be damaging to existing structures; or e) have soils inadequate of supporting septic tanks or alternative wastewater disposal systems.

Discussion:

(a-e) Less than Significant: Known active faults are present within SOI expansion area "A," directly north of the College of the Redwoods. This area is traversed by the active Little Salmon fault zone, as well as inferred active faults on the top of Humboldt Hill. These geologic structures are contained within a State Alquist-Priolo Earthquake Fault Zone. The Little Salmon fault zone is one of several prominent structures accommodating active deformation in the upper plate of the southern Cascadia subduction zone. Paleoseismic research along the fault indicates it has been associated with significant displacement amounts during past ruptures (10 to 15 feet during the past three rupture events), which have occurred with relatively high frequency (repeat times between earthquakes are

on the order of hundreds of years). Faults on Humboldt Hill are much less well understood, but they appear to represent secondary structures related to uplift of Humboldt Hill during earthquakes on the Little Salmon fault (Simpson, 2014).

There is no other known active fault within the HCSD SOI expansion areas. The SOI expansion areas are subject to strong ground shaking potential, consistent with the regional hazard associated with area faults. The potential for strong ground shaking in these areas is no higher than in surrounding areas (Simpson, 2014).

Based on available mapping (California Geological Survey, Humboldt County, for example) upland areas within the SOI additions are subject to varying levels of landslide potential. Areas of low, moderate, and high instability are shown on Humboldt County General Plan maps (Humboldt County, 2002). The style and magnitude of unstable ground within the proposed SOI expansion areas are consistent with similar terrain throughout the region; there does not appear to be any more or less potential for landsliding than in analogous settings in the county (Simpson, 2014).

Low-lying areas underlain by youthful, unconsolidated alluvial materials may be subject to liquefaction in the event of a large earthquake associated with strong, long duration shaking. Liquefaction has been observed in the region during past large earthquakes, and is anticipated during future large events. Liquefaction is typically isolated to saturated, unconsolidated sediments less than about 1,000 years in age, most often in close proximity to rivers and bays (Simpson, 2014).

Soils in the area are typical for the region, are not known to be expansive, have erosion potential consistent with surrounding areas, and are typically capable of supporting onsite wastewater disposal systems (Simpson, 2014).

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the exposure of people or structures to geologic or soil hazards or result in substantial soil erosion.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts related to geology and soils in the project area. The precise nature and extent of future development in these areas cannot be determined at this time. However, any future development would be subject to state and county regulations that would dictate specific studies to address potential impacts. Potential impacts related to surface fault rupture along the Little Salmon fault, for example, are subject to the rules outlined in the State's Alquist-Priolo Earthquake Fault Zone Act. Other development-related impacts are subject to zoning designations and investigative guidelines contained within the Humboldt County General Plan and pertinent building codes. General plan guidelines are included in "Title III, Land Use and Development, Division 3, Building Regulations, Section 331-12, Grading, Excavation, Erosion, and Sedimentation Control." Implementation of the proposed project would have a less than significant impact related to geology and soils.

| VII. Greenhouse Gas Emissions. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | | | X | |
| b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the project would: a) generate greenhouse gases (GHG) that would significantly impact the environment; and b) conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing emissions of greenhouse gases.

Discussion:

(a-b) Less Than Significant: At the present time, the Bay Area Air Quality Management District is the only regulatory agency in California that has adopted quantitative thresholds for a project's operational GHG emissions. Information from other air basins cannot be adapted for use in Humboldt County. No rule or regulation is in place from the Air Resources Board, California Office of Planning and Research, or other resource agency that is applicable to the proposed project that define what is a "significant" source of GHG emissions. Nor is there an applicable facility-specific GHG emission limit or cap. Although the goal of Assembly Bill AB 32 is to reduce in-state GHG emissions to 1990 levels by the year 2020, there is no clear metric that would determine if a single project advances toward or away from this goal.

The NCUAQMD has not yet established thresholds for GHG emissions, but effective June 2011, the NCUAQMD promulgated Rule 111 (Federal Permitting Requirements for Sources of Greenhouse Gases) to establish that any new stationary source must comply with the requirements of District Rule 110, including implementation of Best Available Control Technology for GHG emissions, if either of the following thresholds is met:

- A. *On or after January 2, 2011, the new stationary source is a major source under District Rule 110, and the new stationary source has the potential to emit greater than or equal to 75,000 tons per year of CO₂e, and the potential emissions of all GHGs emitted, without consideration of GWP (Global Warming Potential), will be greater than or equal to 100 tons per year on a mass basis, for any source in a category listed under Section 3.10.C, or 250 tons per year on a mass basis for any other source; or*
- B. *On or after July 1, 2011, either the provisions of Section 4.1.A apply, or the new stationary source has the potential to emit GHGs greater than or equal to 100,000 tons per year of CO₂e, and the potential emissions of all GHGs emitted, without consideration of GWP, will be greater than or equal to 100 tons per year on a mass basis, for any source in a category listed under Section 3.10.C, or 250 tons per year on a mass basis for any other source.*

This rule shall apply to any stationary source that has the potential to emit GHG, with some exceptions.

In an attempt to evaluate the project's impacts, available planning documents were reviewed. In 2009, Humboldt County initiated an inventory of GHG emissions for the unincorporated area of the County as the first step in its climate action plan. (Note: The County used the Clean Air Climate Protection [CACPP] software package of International Council on Local Environmental Initiatives (ICLEI), including a 1990 baseline and 2006 CEQA notice of preparation [NOP] baseline for the draft EIR for the general plan update, which represents current emissions data). In terms of overall GHG emissions, the County has experienced a significant decline in industrial emissions since 1990 from 817,364.3 metric tons (MT) of carbon dioxide equivalent (CO₂e) (in 1990) to 272,233.6 MT in 2006 (a difference of 545,131 MT). This may be attributed to a steady and significant decline in the lumber industry and closure of major industrial facilities related to timber processing, including numerous lumber mills and several pulp mills. According to data collected in 2006, the overall GHG emissions in unincorporated Humboldt County in terms of CO₂e is approximately a half million MT less than in 1990 (Humboldt County, August 2009a). In essence, as of 2006, the county was already 545,131 MT of CO₂e below 1990 levels.

Additionally, the Board of Supervisors adopted a resolution on December 4, 2007, to participate in the ICLEI. This requires a multiple-step process that includes conducting baseline assessments; developing emission reduction targets; and developing, implementing, and monitoring the implementation of the climate action plan.

The final supplemental EIR prepared for the County's adopted housing element (Humboldt County, August 2009b) made the following conclusion regarding global climate change:

Given the scope of global climate change, it is not anticipated that a single development project, even one of the relatively large scale of the GPU housing element for a sparsely populated rural county, would have an individually discernable effect on global climate change, i.e., that any increase in global temperature or sea level could be attributed to the emissions resulting from the project. In this sense, it is not anticipated that the proposed project [Housing Element] would have a significant impact in and of itself. Rather, it is more appropriate to conclude substantial project-related greenhouse gas emissions will combine with emissions across California, the U.S., and the globe to contribute cumulatively to global climate change.

Thus there is a potential for a cumulative significant impact. To mitigate for that potential cumulative impact, the GPU includes policies, standards, implementation measures, and land use strategies for energy, traffic, land use, community design, water conservation, and air quality impacts. These policies, standards, implementation measures, and land use strategies have been designed to incorporate all applicable identified measures to reduce greenhouse gas emissions. Additionally, the County has joined ICLEI and committed to the Cities for Climate Protection Campaign's five milestones (Climate Action Plan) which will serve to mitigate for potential increases in greenhouse gases for the proposed project (Housing Element). With this mitigation, the cumulative effects of the project on greenhouse gas emissions would be less than significant.

Furthermore, the County's draft climate action plan (Humboldt County, 2012) recognized the projected increase of 117,200 MT of CO₂e by 2025 for the unincorporated county, which is still approximately a half million MT less than in 1990, and would remain within the AB 32 target. Indirect impacts associated with future development could contribute to regional and global increases in GHG emissions and associated climate change effects. However, the Board of

Supervisor's commitment to ICLEI, implementation of the county's climate action plan, and adoption of the GHG polices (contained in the general plan update [GPU]) designed to reduce GHG emissions are expected to reduce incremental impacts to less than significant levels.

In regard to project impacts, the project does not include any physical change to the environment that would directly result in GHG emissions. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, or the pre-zoning or development of any parcels within these areas. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly generate GHG emissions or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could result in indirect contributions of GHG emissions. The precise nature and extent of future development in the area cannot be determined at this time. Although the eventual development of these areas could adversely impact GHG emissions, the assumption of annexation or future development resulting in significant impacts to GHG is considered speculative. Furthermore, annexation of this area would require additional project-level CEQA review and documentation, which would include an evaluation of potential GHG impacts prior to LAFCo approval of annexation.

Based on the above analysis, the County's analysis in the draft climate action plan, and NCUAQMD Rule 111, implementation of the proposed project would have a less than significant indirect impact on GHG.

| VIII. Hazards and Hazardous Materials. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | X | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | | X |

| | | | | |
|--|--|--|---|---|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | | | X | |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | | | | X |
| g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized area or where residences are intermixed with wildlands? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would involve: a) potential storage or use on a regular basis of chemicals that could be hazardous if released into the environment; b) operating conditions that would be likely to result in the generation and release of hazardous materials; c) use of hazardous materials, because of construction-related activities or operations, within a quarter-mile of an existing or proposed school; d) being located on a site listed as hazardous pursuant to Government Code Section 65962.5; e) a project-related increase in use intensity by people within the boundaries of, or within two miles of, the airport planning areas; f) a safety hazard for people working within and adjacent to a private airstrip; g) project-derived physical changes that would interfere with emergency responses or evacuations; or h) potential major damage because of wildfire.

Discussion:

(a and b) Less Than Significant: The project does not include any physical change to the environment and no construction is planned as a result of the project. Any future development within the SOI update areas will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, and any applicable regulations regarding hazardous material. Therefore, the impact is less than significant.

(c) Less Than Significant: Due to the nature of the proposed project, it will not emit hazardous materials. Any future development that could emit hazardous materials shall be in accordance with all state and federal regulations pertaining to the substance. Therefore, the impact is less than significant.

(d) No Impact: There is no site in the SOI update areas that is included on the California Envirostor database for hazardous materials sites pursuant to Government Code Section 65962.5. No "hazardous material" site is located within the vicinity (Cal-EPA, 2014).

(e) Less than Significant: Murray Field Airport is a public airport located in the northeastern portion of the City of Eureka, within two miles of some proposed SOI update areas. The airport is owned and managed by the Humboldt County Department of Public Works, Aviation Division. The project does not propose any physical impact to the environment that could distract small aircraft

(for example, use of any vertically large construction equipment). Any future development within the project area will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which will address height requirements for structures and anything else that may interfere with airport operations. As such, the project would not result in a safety hazard for people residing or working in the project area and impacts would be less than significant.

(f) No Impact: There is no private airstrip located within the vicinity of the proposed project; therefore, the project would not result in a safety hazard in regard to private airstrips.

(g) No Impact: Due to the nature of the project, it will not impair the implementation, or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project will not result in structures or street design that would result in a delay or interruption in service. Any future development within the project area will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which will address design requirements for emergency response and emergency evacuation.

(h) Less Than Significant: Most of the SOI addition areas are within the state responsibility area (SRA), with areas of moderate and high fire hazard severity zones as defined by California Department of Forestry and Fire Protection (CAL FIRE, 2007). CAL FIRE is responsible for suppressing wildland fires within SRA areas. Some SOI addition areas are within unincorporated local responsibility areas.

The proposed project does not directly include additional housing or physical changes to the environment beyond the current conditions. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, or the pre-zoning or development of any parcels within these areas. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, indirectly lead to exposure of people or structures to risk from wildland fires. The precise nature and extent of future development in the area cannot be determined at this time. Although the eventual development of the project area may expose people or structures to wildland fires, the assumption of annexation or future development resulting in significant wildland fire risk is considered speculative. Furthermore, any future development within the SOI update areas will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes and will be subject to building requirements to ensure development does not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. This includes compliance with the Humboldt Master Fire Protection Plan approved by the Humboldt County Board of Supervisors in 2006 and new developments within the SRA are required to comply with the Fire Safe Regulations contained in Title II-Land Use and Development Code, Division 11. Therefore, the proposed project would not indirectly expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

| IX. Hydrology and Water Quality. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? | | | X | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f) Otherwise substantially degrade water quality? | | | X | |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? | | | X | |
| i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
| j) Result in inundation by seiche, tsunami, or mudflow? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would involve: a) potential discharges, including sediment, that would violate basin plan standards or waste discharge requirements associated with National Pollutant Discharge Elimination System permit; b) substantial change in groundwater movement, potential uses, or quality; c) substantial increase in siltation or erosion from erosion from concentrated runoff; d) substantial increase in runoff with the potential for localized flooding; e) substantial increase in runoff that would cause drainage problems, or a runoff increase that could carry pollutants to surface waters; f) substantial degradation of water quality; g) project-related effects with placement of housing in a Federal Emergency Management Agency (FEMA)-designated 100-year flood hazard area; h) project facilities that would affect flood flows or be

affected by flood flows; i) project-related effects that would involve flooding as the results of the failure of a levee or dam; and j) project-related effects that would result in inundation by seiche, tsunami, or mudflow.

Discussion:

(a-f) Less Than Significant: The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in any impact to hydrology or water quality.

The proposed project could represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to hydrology and water quality. The precise nature and extent of future development in these areas cannot be determined at this time. Although the eventual development of the project area could result in changes to the water quality of hydrology in the project area, the assumption that annexation or future development would result in significant impacts to hydrology or water quality is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to hydrology and water quality. Therefore the impact is less than significant.

(g-i) Less Than Significant: Portions of the proposed project are within mapped 100-year flood hazard areas (FEMA, 1999) and/or are protected from flooding by levees or dams. However, the proposed project would not directly result in the annexation of the SOI update areas into HCSD's district boundaries, the changing of the area's general plan land use designations, or the pre-zoning or development of any parcels within the area. No infrastructure or HCSD services would be extended to the project area as part of the proposed project. The project will not place housing or structures within a 100-year flood hazard area. The scope of development and specific impacts for development within the SOI addition areas cannot be known without the details of future projects. Any future development within the SOI addition areas will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes that will address any building development within mapped floodplain areas or areas protected from flooding by levees or dams. Therefore, the impact is less than significant.

(j) Less Than Significant: Portions of the proposed project area are near enough to Humboldt Bay to be potentially affected by tsunami inundation and there are steep areas that could be at risk for mud flows. The project does not propose any development, and any future development within the SOI addition areas will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which will address potential for inundation by seiche, tsunami, or mudflow. Therefore the impact is less than significant.

| X. Land Use and Planning. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Physically divide an established community? | | | X | |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would: a) divide an established community or conflict with existing land uses within the project's vicinity, such as, commercial establishments; b) conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; and c) conflict with applicable environmental plans and protection measures enforced by regulatory agencies that have jurisdiction over the project, such as, sensitive species and biologically significant habitats.

Discussion:

(a-c) Less Than Significant: The proposed project includes unincorporated lands within Humboldt County. The project area is subject to Humboldt County's land use and zoning designations.

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the division of an established community, a conflict with any applicable land use plan or habitat conservation plan, or otherwise directly impact land use and planning.

The only proposed SOI expansion area that overlaps with the SOI of another district is in Indianola, where a portion of Area H is within the City of Eureka's SOI. Some residences in this area are served water by the City of Eureka. Although the City of Eureka may contemplate expanding its SOI in Indianola, that is uncertain. Indianola has documented water quality problems and HCSD has received requests to provide water service there. It is uncertain whether HCSD or the City of Eureka may provide water service there in the future, but HCSD's intent is to keep the options open. It is anticipated that an agreement would be made in the future between HCSD and the City of Eureka as to which local agency is best suited to provide services.

The proposed project could represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts related to land use and planning. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA

review and documentation, which would include an evaluation of potential impacts related to land use and planning. Implementation of the proposed project would have a less than significant impact related to land use and planning.

| XI. Mineral Resources. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | X | |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would interfere with the extraction of commodity materials or otherwise cause any short-term or long-term decrease in the availability of mineral resources that would otherwise be available for construction or other consumptive uses.

Discussion:

(a and b) Less Than Significant: The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site or otherwise directly impact mineral resources.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts related to mineral resources. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to mineral resources. Implementation of the proposed project would have a less than significant impact on mineral resources.

| XII. Noise. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | | | X | |
| b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels? | | | X | |

| | | | | |
|---|--|--|---|--|
| c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | | | X | |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | | | X | |

Thresholds of Significance:

This IS/ND considers whether the proposed project would produce: a) sound-pressure levels contrary to county noise standards; b) long-term ground vibrations and low-frequency sound that would interfere with normal activities and is not currently present in the project area; c) changes in noise levels that are related to operations, not construction related, which will be perceived as permanent increased ambient or background noise in the project area; d) a substantial short-term increase in ambient sound pressure levels; e) exposure of persons within 2 miles of a public airport to excessive noise levels; or f) exposure of persons within the vicinity of a private airstrip to excessive noise levels.

Discussion:

(a-f) Less Than Significant: The areas proposed for addition to the SOI include vacant and undeveloped lands, agricultural, timber, open space, public facilities, commercial, and multifamily and low-density residential land use types. Portions of these areas are bordered by existing urban/suburban uses. Portions of these areas are within two miles of the Murray Field Airport, a public airport located in the northeastern portion of the City of Eureka.

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in the creation of any new short or long-term sources of noise or groundborne vibration. The proposed project would have no direct impact related to noise.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts related to noise. The precise nature and extent of future development in these areas cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA

review and documentation, which would include an evaluation of potential impacts related to noise. Any future development within the SOI update areas will be subject to the general plan and zoning designations set forth in the Humboldt County General Plan and building codes, which designate allowable noise levels. Implementation of the proposed project would have a less than significant impact.

| XIII. Population and Housing. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and/or businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | X | |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would result in or contribute to: a) population growth; b) displacement of housing units, demolition, or removal of existing housing units; or c) any project-related displacement of people from occupied housing.

Discussion:

(a) Less Than Significant: HCSD estimates that approximately 18,000 people reside within the existing District service area. According to the California County-Level Economic Forecast 2013 – 2040 (CEF, 2013), the current county-wide population is projected to have a relatively low growth rate of approximately 0.2% per year in the 2013-2018 period. Much of this growth will likely occur in the incorporated cities of the county, but because of the District's proximity to the City of Eureka and the scarcity of land within the City suitable for new residential developments, the District is likely to see much of the projected growth. Based on population projections in section 2200 of the Eureka Community Plan, the District assumes a 2% annual population growth rate over the 20-year planning period.

The proposed project would update HCSD's SOI based on current conditions and projections (SHN, 2014a). This would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly induce population growth in the area.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could indirectly result in population growth. The precise nature and extent of future development in the SOI update areas is considered speculative and cannot be determined at this time. Furthermore, annexation of the SOI update areas would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to population and housing. Therefore, implementation of the proposed project would have a less than significant impact on population and housing.

(b and c) Less Than Significant: The proposed action would not directly displace substantial numbers of existing housing or people, and would not necessitate the construction of replacement housing elsewhere, because no development or change in land use is proposed.

The proposed project could represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, indirectly result in displacement of people or housing. The precise nature and extent of future development in these areas cannot be determined at this time. Although the eventual development of the project area could result in displacement of people or housing in the project area, the assumption that annexation or future development would result in significant impacts is considered speculative. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to displacement of people or housing. Therefore the impact is less than significant.

| XIV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Fire protection? | | | X | |
| b) Police protection? | | | X | |
| c) Schools? | | | X | |
| d) Parks? | | | X | |
| e) Other public facilities? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would adversely affect: a) fire protection, b) police protection, c) schools, d) parks, and e) other public facilities.

Discussion:

(a-e) Less Than Significant: The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly increase demand for any public service or otherwise impact public services.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impact to public services. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts public services. Implementation of the proposed project would have a less than significant impact on public services.

| XV. Recreation. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | X | |
| b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree any aspect of the proposed project would be related to demand for: a) recreational facilities, or b) increase use of existing recreational areas such that those areas are physically degraded, including secondary effects (such as, degradation through over-use of environmentally sensitive areas).

Discussion:

(a-b) Less Than Significant: The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly increase the use of existing parks or other recreational facilities, require the construction of new facilities, or otherwise directly impact recreation.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to recreation. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to recreation. Therefore, implementation of the proposed project would have a less than significant impact related to recreation.

| XVI. Transportation/Traffic. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | | | X | |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | X | |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | | | X | |
| d) Substantially increase hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | |
| e) Result in inadequate emergency access? | | | X | |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree, if any, the proposed project would be associated with: a) changes in traffic, circulation, or other changes that might be perceived as adverse traffic effects resulting from temporary construction-related changes; b) any project-related changes in level-of-service on county or state roads or highways; c) safety risks associated with changes in air traffic patterns; d) hazards due to design features or incompatible uses; e) project-associated travel restrictions that would prevent emergency vehicles from reaching the location where they are needed; or f) conflicts with adopted policies, plans, or programs regarding public transportation, bicycle or pedestrian facilities, or with decreases in the performance or safety of such facilities.

Discussion:

(a-f) Less Than Significant: The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in increased traffic, the exceedance of an existing level of service, a change in air traffic patterns, or otherwise directly impact transportation or traffic.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to transportation and traffic. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to transportation and traffic. Therefore, implementation of the proposed project would have a less than significant impact on transportation and traffic.

| XVII. Utilities and Service Systems. Would the project: | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | X | |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | | | X | |
| d) Have insufficient water supplies available to serve the project from existing entitlements and resources (i.e., new or expanded entitlements are needed)? | | | X | |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | | | X | |
| f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | X | |
| g) Violate any federal, state, and local statutes and regulations related to solid waste? | | | X | |

Thresholds of Significance:

This IS/ND considers to what degree the proposed project would: a) result in expansion of existing wastewater facilities or construction of new wastewater facilities and exceeding wastewater treatment requirements established by the RWQCB; b) result in environmental effects caused by the construction of any new stormwater drainage; c) result in expansion of water entitlements due to insufficient supplies for the proposed project; d) exceed the capacity of the wastewater treatment provider and/or landfill provider, thus impacting their service commitments to other customers; or e) result in the violation of any federal, state, or local solid waste regulations.

Discussion:

(a-g) Less Than Significant: HCSD provides water, sewage collection, and street lighting services to its customers. The District operates and maintains a local water system and district wells, which generally have good water quality. The District also purchases water from the Humboldt Bay Municipal Water District. HCSD collects wastewater and has a contract with the City of Eureka for treatment and disposal (SHN, 2014a).

The proposed project would result in the addition of 6,046 acres of land to HCSD's SOI. Inclusion of an area in HCSD's SOI could enable its future annexation into HCSD's district boundary and facilitate the provision of district services to future development, upon annexation. However, the proposed project would not directly result in the annexation of these areas into HCSD's district boundary, the changing of the area's general plan land use designations, the pre-zoning or development of any parcels within these areas, or any physical changes to the environment. No infrastructure or district services would be extended to the project area as part of the proposed project. Therefore, the proposed project would not directly result in an increase in demand for any utilities or the expansion or construction of any utility systems or otherwise directly impact utilities.

The proposed project could, however, represent the first step in the future development of undeveloped areas within HCSD's SOI and could, therefore, result in indirect impacts to utilities and service systems. The precise nature and extent of future development in these areas is considered speculative and cannot be determined at this time. Furthermore, annexation of the project area would require additional project-level CEQA review and documentation, which would include an evaluation of potential impacts related to utilities and service systems. Therefore, implementation of the proposed project would have a less than significant impact on utilities and service systems.

| XVIII. Mandatory Findings of Significance. | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | X | |

| | | | | |
|--|--|--|---|--|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects). | | | X | |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |

Thresholds of Significance:

This IS/ND considers impacts of the proposed project to be significant if: a) the proposed project reduces the habitat of a fish or wildlife species, or causes a fish or wildlife species to decline below a self-sustaining population size; b) the project, in combination with other recent, current, or foreseeable future projects, creates a cumulatively considerable environmental effect for one or more of the environmental issue areas discussed in the checklist, even though the project itself does not; and c) an element of the proposed project could be found to have a demonstrable opportunity of causing harm to individual human beings or groups.

Discussion:

(a -c) Less Than Significant: See Responses IV (a-f) and V (a-d). The proposed project would result in the revision of HCSD's SOI in order to identify the probable location of appropriate future urbanization and appropriate service area for planning purposes only. The proposed project will not result in any physical change to the environment, either directly or indirectly. Potential impacts from urbanization, including the annexation of the project area, will require additional specific project level CEQA review and documentation. Any changes to the existing general plan designations of the project area or pre-zoning of any parcels within the project area would require further CEQA review and documentation, which would include an evaluation of potential impacts. Although the eventual development of the project area could result in environmental impacts, the assumption of annexation or future development resulting in significant impacts is considered speculative. Therefore, the cumulative impacts resulting from the proposed project are less than significant.

List of Preparers

Stein Coriell (Project Planner, SHN Consulting Engineers & Geologists, Inc.)

Source/Reference List

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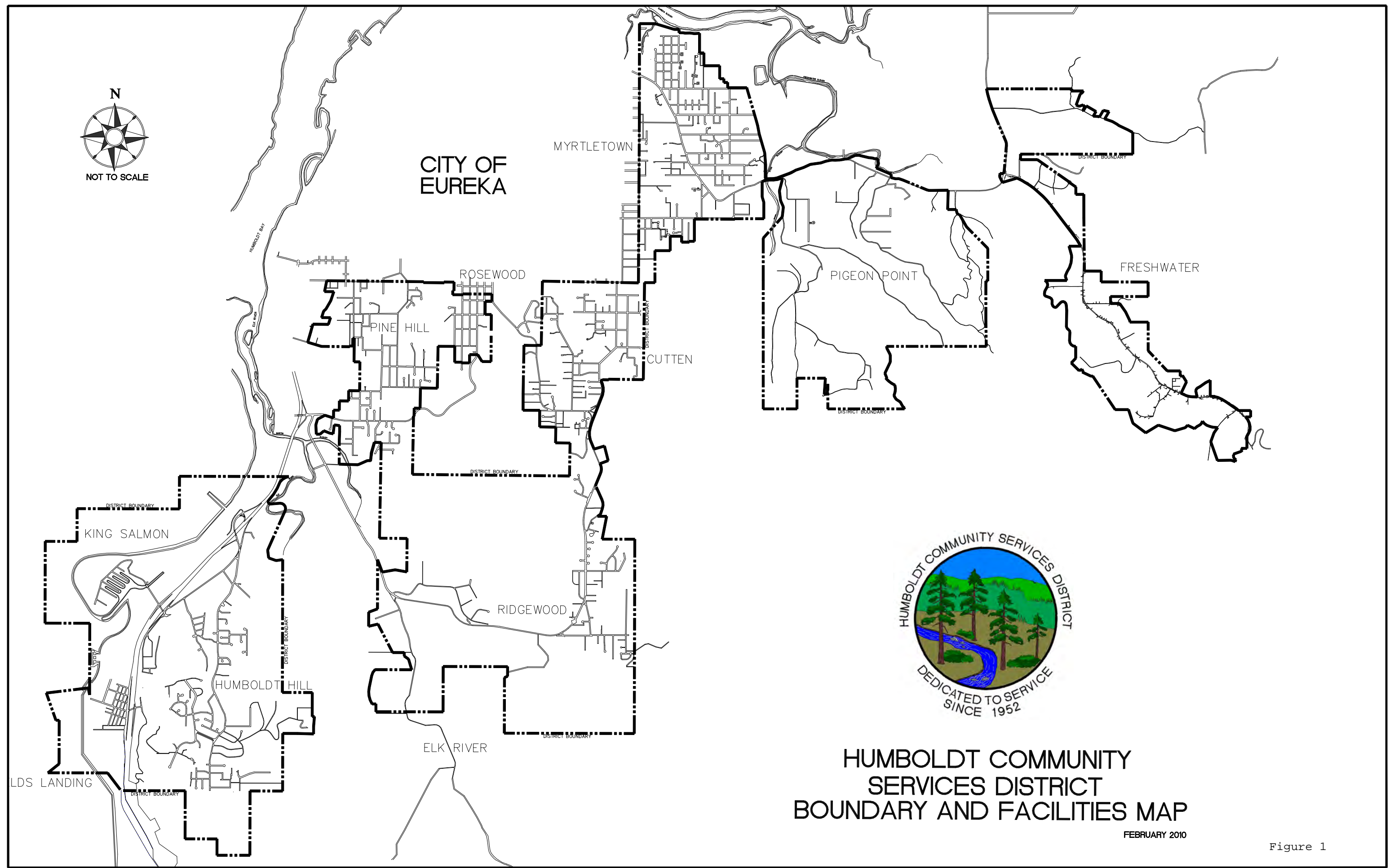
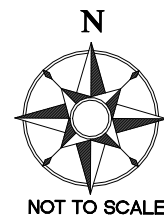
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Figure 1: Vicinity Map

Figure 2: Existing HCSD Boundary and Sphere of Influence

Figure 3: Proposed HCSD Sphere of Influence Expansion Areas



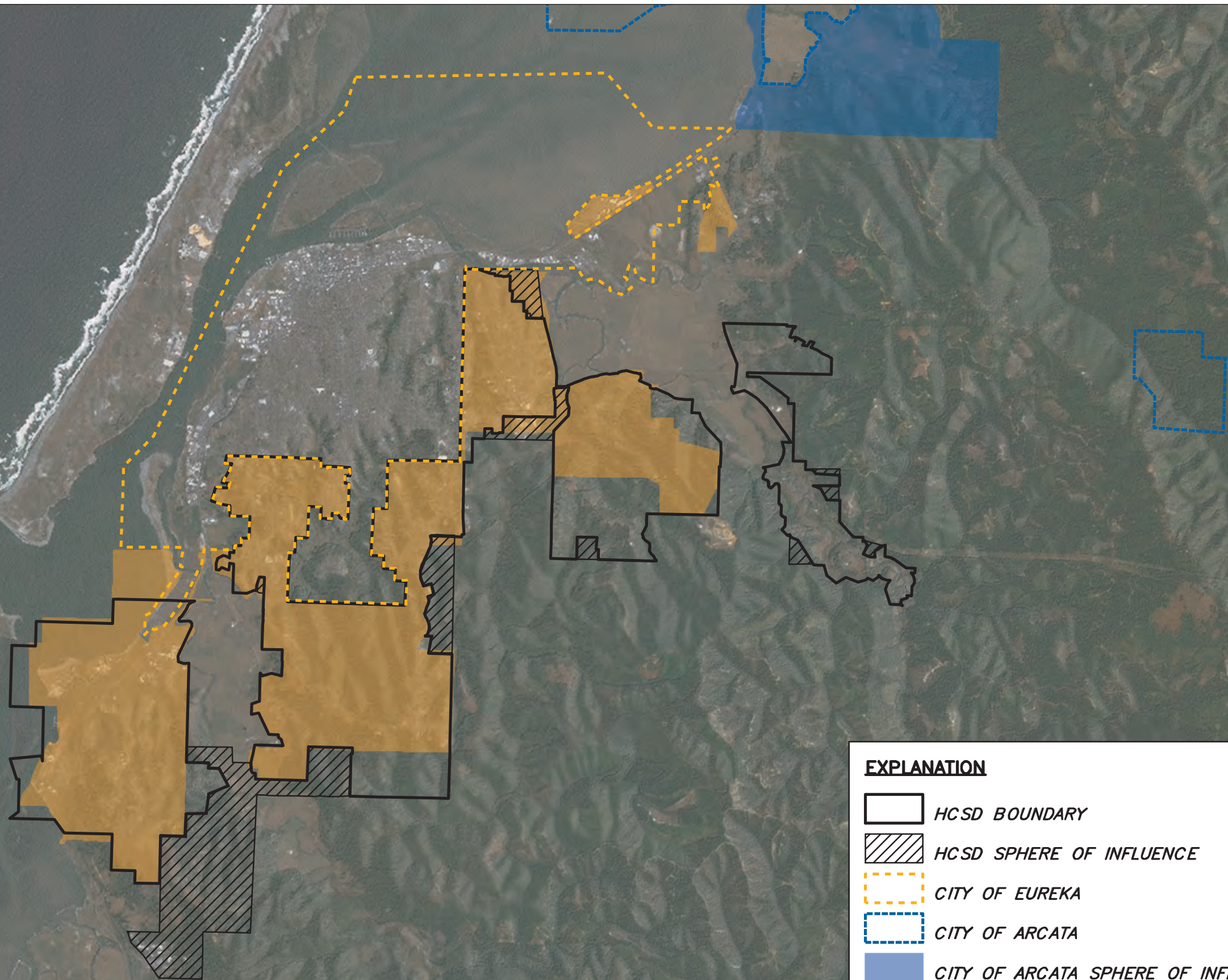
HUMBOLDT COMMUNITY SERVICES DISTRICT BOUNDARY AND FACILITIES MAP

FEBRUARY 2010


Figure 1


\\\\zing\\projects\\2013\\013159-HCSD-SOI\\GIS\\PROJ_MXD\\HCSDSOI-RECOMMENDATIONS1.mxd


SOURCES:
IMAGERY: MICROSOFT, 2010
HCSD BOUNDARY AND SPHERE OF INFLUENCE: HCSD
CITY BOUNDARIES: CITY OF EUREKA AND CITY OF ARCATA
SPHERE OF INFLUENCES: HUMBOLDT COUNTY





EXPLANATION


 *HCSD BOUNDARY*


 *HCSD SPHERE OF INFLUENCE*

 *CITY OF EUREKA*

 *CITY OF ARCATA*

 *CITY OF ARCATA SPHERE OF INFLUENCE*

 *CITY OF EUREKA SPHERE OF INFLUENCE*



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

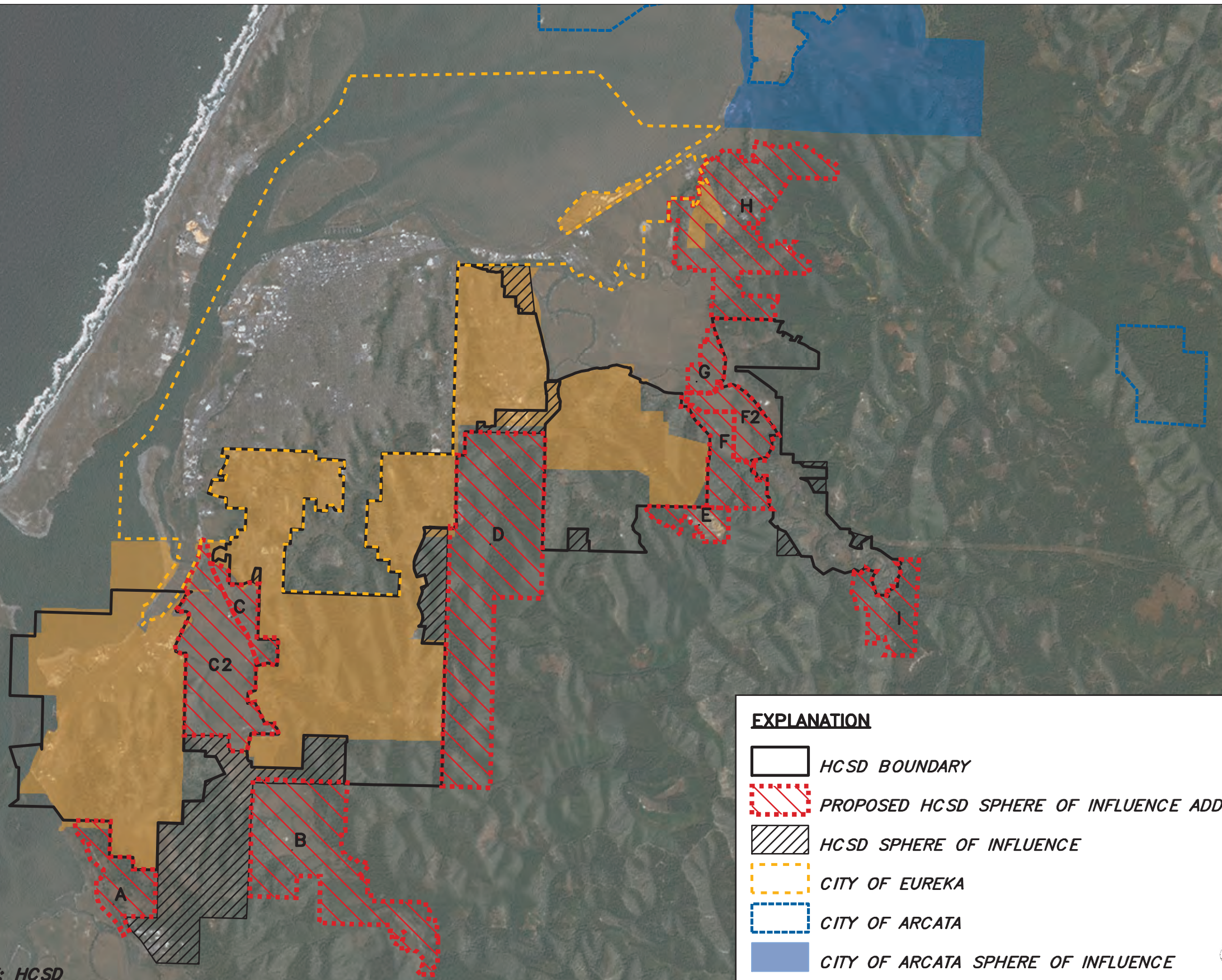
0 6,000 ±
1" = 6,000'±



| | | | |
|---|--------------------------|---|--|
| Humboldt Community Services District Sphere of Influence Project Humboldt, California | | HCSD Existing Boundary and Sphere of Influence SHN 013159 | |
| June 2014 | HCSDSOI-RECOMMENDATIONS1 | Figure 2 | |

\\\\zing\\projects\\2013\\013159-HCSD-SOI\\GIS\\PROJ_MXD\\HCSDSOI-RECOMMENDATIONS3.mxd

SOURCES:
IMAGERY: MICROSOFT, 2010
HCSD BOUNDARY AND SPHERE OF INFLUENCE: HCSD
CITY BOUNDARIES: CITY OF EUREKA AND CITY OF ARCATA
SPHERE OF INFLUENCES: HUMBOLDT COUNTY



EXPLANATION

| | |
|--|---|
| | HCSD BOUNDARY |
| | PROPOSED HCSD SPHERE OF INFLUENCE ADDITIONS |
| | HCSD SPHERE OF INFLUENCE |
| | CITY OF EUREKA |
| | CITY OF ARCATA |
| | CITY OF ARCATA SPHERE OF INFLUENCE |
| | CITY OF EUREKA SPHERE OF INFLUENCE |

Source: Esri, DigitalGlobe, GeoEye, I-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

0 6,000 ±
1" = 6,000'±



Humboldt Community Services District
Sphere of Influence Project
Humboldt, California

HCSD Proposed
Sphere of Influence
SHN 013159

June 2014

HCSDSOI-RECOMMENDATIONS3

Figure 3

Table 1–Areas to be Added to HCSD SOI

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---------------------------------|---------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| Area A-College of the Redwoods Area | | | | |
| A | 30704109 | 84.41 | RA-5/ A | RR |
| A | 30705103 | 0.09 | RA-5/ A | RR |
| A | 30705104 | 7.54 | RA-5/ A | RR |
| A | 30705109 | 0.50 | RA-5/ A | RR |
| A | 30705111 | 2.13 | RA-5/ A | RR |
| A | 30705112 | 3.13 | PF2 | PF |
| A | 30705113 | 24.24 | PF2, AE-60 | PF, AE |
| A | 30705114 | 81.96 | AE-60 | AE |
| A | 30705115 | 56.99 | AE-60 | AE |
| A | 30705202 | 2.27 | AE-60/ A,D,F,T | AE |
| A | 30705203 | 3.70 | AE-60/ A,D,F,T | AE |
| A | 30705206 | 8.50 | AE-60/ A,D,F,T | AE |
| A | 30705207 | 1.83 | PF1, AE-60/ A,D,F,T | PF, AE |
| A | 30706105 | 0.67 | AE-60/ A,D,F,T | AE |
| A | 30706107 | 0.93 | PF2, AE-60/ A,D,F,T | PF, AE |
| A | 30706203 | 1.60 | AE-60/ A,D,F,T | AE |
| A | 30706204 | 2.22 | AE-60/ A,D,F,T | AE |
| | Subtotal | 283 | | |
| Area B-Elk River Area | | | | |
| B | 30403101 | 1.07 | AG-B-5(10) | AR-10 |
| B | 30403107 | 23.62 | AG-B-5(10) | AR-10 |
| B | 30403130 | 51.91 | AG-B-5(5), AG-B-5(10), AE | AR-5, AR-10, AE |
| B | 30404101 | 42.36 | R-1*-P | RL(240) |
| B | 30404102 | 231.25 | AG-B-5(10), AE, R-1*-P | AR-10, AE, RL(240) |
| B | 30404103 | 20.35 | AE | AE |
| B | 30405101 | 125.16 | AE, AG-B-6 | AE, AR |
| B | 30405102 | 24.74 | AG-B-6 | AR |
| B | 30405103 | 0.30 | AG-B-6 | AR |
| B | 30405104 | 7.15 | AG-B-6 | AR |
| B | 30405105 | 8.65 | AG-B-6 | AR |
| B | 30405108 | 21.72 | AE, AG-B-6 | AE, AR |
| B | 30405109 | 14.36 | AG-B-6 | AR |
| B | 30405110 | 18.81 | AG-B-6 | AR |
| B | 30405111 | 4.12 | AG-B-6 | AR |
| B | 30405112 | 4.71 | AG-B-6 | AR |
| B | 30423101 | 0.57 | AG-B-5(5), AE | AR-5, AE |
| B | 30423105 | 5.07 | AG-B-5(5) | AR-5 |
| B | 30423106 | 0.46 | AG-B-5(5) | AR-5 |
| B | 30423107 | 1.07 | AG-B-5(5) | AR-5 |
| B | 30423111 | 1.35 | AG-B-5(5) | AR-5 |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| B | 30423112 | 3.39 | AG-B-5(5) | AR-5 |
| B | 30423114 | 2.30 | AG-B-5(5) | AR-5 |
| B | 30423115 | 0.40 | AG-B-5(5) | AR-5 |
| B | 30423116 | 0.47 | AG-B-5(5) | AR-5 |
| B | 30423117 | 0.38 | AG-B-5(5) | AR-5 |
| B | 30423118 | 0.78 | AG-B-5(5) | AR-5 |
| B | 30423119 | 1.39 | AG-B-5(5) | AR-5 |
| B | 30423120 | 0.40 | AG-B-5(5) | AR-5 |
| B | 30423122 | 0.25 | AG-B-5(5) | AR-5 |
| B | 30423123 | 0.28 | AG-B-5(5) | AR-5 |
| B | 30423124 | 0.41 | AG-B-5(5), AE | AR-5, AE |
| B | 30423125 | 0.67 | AG-B-5(5), AE | AR-5, AE |
| B | 30423126 | 0.28 | AG-B-5(5) | AR-5 |
| B | 30423131 | 1.15 | AG-B-5(5) | AR-5 |
| B | 30423132 | 5.76 | AG-B-5(5) | AR-5 |
| B | 30423133 | 1.98 | AG-B-5(5) | AR-5 |
| B | 30423134 | 2.07 | AG-B-5(5) | AR-5 |
| B | 30423135 | 7.62 | AG-B-5(5) | AR-5 |
| B | 30423136 | 2.10 | AG-B-5(5) | AR-5 |
| B | 30423137 | 1.72 | AG-B-5(5) | AR-5 |
| B | 30423138 | 6.05 | AG-B-5(5) | AR-5 |
| B | 30423139 | 1.82 | AG-B-5(5) | AR-5 |
| B | 30423140 | 1.36 | AG-B-5(5) | AR-5 |
| B | 30423141 | 1.64 | AG-B-5(5) | AR-5 |
| B | 31101103 | 32.60 | AG-B-6 | AR |
| B | 31101104 | 3.76 | AG-B-6 | AR |
| B | 31101107 | 36.80 | AG-B-6 | AR |
| B | 31101109 | 78.87 | AE, TPZ | AE, T |
| B | 31102113 | 121.24 | AE, AG-B-5(10), TPZ | AE, AR-10, T |
| B | 31103108 | 0.50 | AG-B-5(10) | AR-10 |
| B | 31103111 | 0.74 | AG-B-5(10) | AR-10 |
| B | 31103112 | 0.36 | AG-B-5(10) | AR-10 |
| B | 31103115 | 2.75 | AG-B-5(10) | AR-10 |
| B | 31103118 | 1.36 | AG-B-5(10) | AR-10 |
| B | 31103119 | 0.24 | AG-B-5(10) | AR-10 |
| B | 31103120 | 1.66 | AG-B-5(10) | AR-10 |
| B | 31104101 | 2.95 | AG-B-5(10) | AR-10 |
| B | 31104103 | 1.89 | AG-B-5(10) | AR-10 |
| B | 31104106 | 15.37 | AG-B-5(10) | AR-10 |
| B | 31104107 | 2.29 | AG-B-5(10) | AR-10 |
| B | 31104108 | 7.37 | AG-B-5(10) | AR-10 |
| B | 31104109 | 4.58 | AG-B-5(10) | AR-10 |

| Table 1 Areas to be Added to HCSD Sphere of Influence | | | | |
|--|---------------------------------|---------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| B | 31104110 | 3.98 | AG-B-5(10) | AR-10 |
| B | 31104113 | 1.59 | AG-B-5(10) | AR-10 |
| B | 31104116 | 11.79 | AG-B-5(10) | AR-10 |
| B | 31104117 | 2.44 | AG-B-5(10) | AR-10 |
| B | 31104118 | 0.36 | AG-B-5(10) | AR-10 |
| B | 31104128 | 1.99 | AG-B-5(10) | AR-10 |
| B | 31104131 | 0.98 | AG-B-5(10) | AR-10 |
| B | 31104132 | 4.51 | AG-B-5(10) | AR-10 |
| B | 31104134 | 30.79 | AG-B-5(10) | AR-10 |
| B | 31104135 | 0.57 | AG-B-5(10) | AR-10 |
| B | 31124102 | 2.74 | TPZ | T |
| B | 31124103 | 10.38 | AG-B-5(10) | AR-10 |
| B | 31124104 | 10.58 | AG-B-5(10) | AR-10 |
| B | 31124105 | 10.68 | AG-B-5(10) | AR-10 |
| B | 31124201 | 5.35 | AG-B-5(10) | AR-10 |
| B | 31124301 | 13.08 | AG-B-5(10) | AR-10 |
| B | 31124302 | 3.15 | AG-B-5(10) | AR-10 |
| | Subtotal | 1,084 | | |
| Area C-Pine Hill Area | | | | |
| C | 30121106 | 1.25 | AE-60/F,T | AE |
| C | 30216103 | 8.36 | AE-60/F,T | AE |
| C | 30218108 | 21.78 | AE-60/F,T | AE |
| C | 30417101 | 9.24 | AE-60/F,T | AE |
| C | 30417102 | 31.42 | AE-60/F,T, RS-5 | AE, RL |
| C | 30418102 | 14.26 | AE-60/F,T | AE |
| C | 30419102 | 7.41 | AE-60/F,T | AE |
| C | 30502103 | 21.01 | AE-60/F,T | AE |
| C | 30502106 | 0.87 | AE-60/F,T | AE |
| C | 30502107 | 1.08 | AE-60/F,T | AE |
| C | 30502110 | 27.71 | AE-60/F,T | AE |
| C | 30502111 | 13.81 | TPZ/W, AE-60/F,T | TC, AE |
| | Subtotal | 158 | | |
| Area C2-Pine Hill Area | | | | |
| C2 | 30218112 | 15.79 | AE/W,F, HWY 101, NR/W,F | AE, PF, NR |
| C2 | 30218122 | 11.49 | AE-60/F,T, NR/W,F | AE, NR |
| C2 | 30218128 | 0.14 | AE-60/F,T | AE |
| C2 | 30218129 | 0.56 | AE-60/F,T | AE |
| C2 | 30218132 | 1.73 | HWY 101, AE-60/F,T | PF, AE |
| C2 | 30407101 | 5.13 | AG-B-5(5)-Q, AE | AR-5, AE |
| C2 | 30407112 | 9.43 | AE | AE |
| C2 | 30407113 | 8.00 | AE | AE |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---------------------------------|---------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| C2 | 30409217 | 0.37 | AG-B-5(5)-Q | AR-5 |
| C2 | 30409218 | 0.09 | AG-B-5(5)-Q | AR-5 |
| C2 | 30409219 | 0.06 | AG-B-5(5)-Q | AR-5 |
| C2 | 30418101 | 3.14 | AE-60/F,T | AE |
| C2 | 30419101 | 99.67 | AE-60/F,T, NR/W,F, AE | AE, NR |
| C2 | 30419102 | 0.05 | AE-60/F,T | AE |
| C2 | 30420101 | 50.93 | AG-B-5(5)-Q, AE-60/F,T, NR/W,F, AE | AR-5, AE, NR |
| C2 | 30421103 | 16.63 | AG-B-5(5)-Q | AR-5 |
| C2 | 30421106 | 44.07 | AE | AE |
| C2 | 30421111 | 3.54 | AG-B-5(5)-Q, AE | AR-5, AE |
| C2 | 30422102 | 16.51 | AG-B-5(5)-Q, AE | AR-5, AE |
| C2 | 30422103 | 54.75 | AE | AE |
| C2 | 30422104 | 56.74 | AE | AE |
| C2 | 30503101 | 62.82 | AE-60/F,T | AE |
| C2 | 30503102 | 2.00 | AE-60/F,T | AE |
| C2 | 30503106 | 3.50 | AE-60/F,T, NR/W,F | AE, NR |
| C2 | 30503107 | 2.76 | HWY 101, NR/W,F | PF, NR |
| C2 | 30503110 | 0.21 | AE-60/F,T | AE |
| C2 | 30503111 | 78.21 | AE-60/F,T | AE |
| C2 | 30503112 | 47.98 | AE-60/F,T | AE |
| C2 | 30503113 | 2.80 | AE-60/F,T | AE |
| C2 | 30504130 | 13.84 | AE-60/F,T, NR/W,F, AE | AE, NR |
| C2 | 30504131 | 7.78 | NR/W,F, AE | NR, AE |
| C2 | 30504151 | 65.75 | AE-40/W,R, NR/W,F, AE, AG | TC, NR, AE, AS |
| C2 | 30512105 | 31.54 | AE-60/F,T | AE |
| C2 | 30512106 | 1.94 | AE-60/F,T, AE | AE |
| C2 | 30512107 | 3.39 | AE-60/F,T, NR/W,F | AE, NR |
| C2 | 30518104 | 4.87 | AE/A,F,T, AE-60/F,T, NR/W,F | AE, NR |
| | Subtotal | 728 | | |
| Area D-McKay Tract | | | | |
| D | 01703105 | 0.66 | AE-60/W,F,R,T | AE |
| D | 01703107 | 75.64 | RA-2.5/R, TPZ/R, RA-5/F,R, TPZ | RR, TC, T |
| D | 01703203 | 11.19 | RS-5 | RL |
| D | 01703206 | 36.34 | RS-5, TPZ | RL, T |
| D | 01703207 | 11.52 | RS-5, TPZ, RM | RL, T, RM |
| D | 01707102 | 1.50 | TPZ | T |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---------------------------------|---------------------------------|-------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| D | 01707104 | 0.90 | RS-5 | RL |
| D | 01707105 | 1.56 | R-1*(P) | PF |
| D | 01707106 | 5.02 | R-1*(P), TPZ | PF, T |
| D | 01707109 | 13.29 | RS-5 | RL |
| D | 01707110 | 8.40 | R-1*(P), TPZ | PF, T |
| D | 01707111 | 205.03 | RS-B-5(10), TPZ/R, RA-5/F,R, TPZ | AR, TC, RR |
| D | 01707202 | 2.06 | RS-5 | RL |
| D | 01707203 | 17.20 | RS-5 | RL |
| D | 01707204 | 2.72 | TPZ | T |
| D | 01707303 | 0.74 | TPZ | T |
| D | 01707306 | 6.57 | TPZ | T |
| D | 01707307 | 25.59 | RS-5 | RL |
| D | 01707308 | 5.69 | RS-5 | RL |
| D | 01707309 | 1.08 | RS-5 | RL |
| D | 01707310 | 2.96 | RS-5, AE-60/W,F,R,T, RA-2.5/R | RL, AE, RR |
| D | 30001112 | 0.69 | TPZ | T |
| D | 30001113 | 305.97 | AG-B-5(5), RS-B-5(10), TPZ | AS, AR, T |
| D | 30001114 | 286.13 | R-1*(P), RS-5, TPZ | PF, RL, T |
| D | 30001201 | 18.98 | R-1*(P), TPZ | PF, T |
| D | 30301201 | 320.44 | RS-5, TPZ | RL, T |
| D | 30301206 | 333.09 | TPZ | T |
| D | 30309167 | 0.15 | TPZ | T |
| | Subtotal | 1,701 | | |
| Area E-Cummings Road Area | | | | |
| E | 40508139 | 2.26 | AE, TPZ | AL, T |
| E | 40508140 | 21.70 | AE, TPZ | AL, T |
| E | 40508141 | 18.25 | AE, TPZ, RS-B-5(2.5) | AL, T, AS |
| E | 40508155 | 3.69 | FR-B-5(40), TPZ | PF, T |
| E | 40508156 | 85.09 | AE, FR-B-5(40), TPZ | AL, PF, T |
| | Subtotal | 131 | | |
| Area F-Pigeon Point Area | | | | |
| F | 40306118 | 0.04 | RA-5/T | RR |
| F | 40306124 | 5.25 | RA-5/T, AE-60/F,T | RR(5), AE |
| F | 40307102 | 25.39 | AE, TPZ | AE, T |
| F | 40307152 | 41.99 | AE, AE-60/F,T | AE |
| F | 40307156 | 11.73 | AE | AE |
| F | 40307157 | 10.89 | AE | AE |
| F | 40307158 | 7.89 | AE, AE-60/F,T | AE |
| F | 40307160 | 4.09 | AE, AE-60/F,T | AE |

| Table 1 Areas to be Added to HCSD Sphere of Influence | | | | |
|--|--------------------------|---------------------------|----------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres) ¹ | Existing Zoning ² | Existing General Plan Land Use Designation ³ |
| F | 40308109 | 97.05 | TPZ | T |
| F | 40308110 | 25.24 | AG, TPZ | AS, T |
| F | 40308117 | 67.47 | TPZ | T |
| F | 40308118 | 0.98 | TPZ | T |
| | Subtotal | 298 | | |
| Area F2-Pigeon Point Area | | | | |
| F2 | 40224105 | 0.11 | RA-X | RR |
| F2 | 40224112 | 0.50 | NR/W, AE-60/A,F,T | NR, AE |
| F2 | 40224113 | 1.38 | AE, NR/W, AE-60/A,F,T, AE-60/F,T | AE, NR |
| F2 | 40224206 | 4.20 | AE | AE |
| F2 | 40226127 | 5.58 | AG, AE | AS, AE |
| F2 | 40226130 | 37.79 | AG, AE | AS, AE |
| F2 | 40226132 | 22.97 | AE | AE |
| F2 | 40226137 | 36.81 | AE | AE |
| F2 | 40226140 | 8.21 | AE | AE |
| F2 | 40307159 | 49.04 | AE | AE |
| F2 | 40307161 | 61.05 | AE, AE-60/F,T | AE |
| F2 | 40309121 | 1.21 | AG | AS |
| | Subtotal | 229 | | |
| Area G-Old Arcata Road Area | | | | |
| G | 40220119 | 7.98 | AE-60/A,F,T | AE |
| G | 40220120 | 1.72 | AE-60/A,F,T | AE |
| G | 40223101 | 19.47 | AE-60/A,F,T | AE |
| G | 40223107 | 7.40 | AE-60/A,F,T | AE |
| G | 40223108 | 0.29 | AE-60/A,F,T | AE |
| G | 40223109 | 9.96 | AE-60/A,F,T | AE |
| G | 40224104 | 8.43 | AE-60/A,F,T | AE |
| G | 40224108 | 26.67 | NR/W, AE-60/A,F,T, AE-60/F,T | NR, AE |
| G | 40224109 | 20.07 | NR/W, AE-60/F,T | NR, AE |
| G | 40224111 | 8.68 | NR/W, AE-60/A,F,T, AE-60/F,T | NR, AE |
| G | 40224114 | 1.50 | AE-60/A,F,T | AE |
| | Subtotal | 112 | | |
| Area H-Indianola Area | | | | |
| H | 40201115 | 2.50 | AG-B-5(5) | AR |
| H | 40201116 | 10.46 | AG-B-5(5) | AR |
| H | 40201117 | 3.34 | AG-B-5(5) | AR |
| H | 40201118 | 12.87 | AG-B-5(5) | AR |
| H | 40201120 | 8.34 | AG-B-5(5) | AR |
| H | 40201122 | 2.33 | AG | AS |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40201123 | 1.85 | AG | AS |
| H | 40203107 | 1.01 | RA-2.5-M/D,F | RR |
| H | 40203113 | 2.73 | RA-2.5-M/D,F | RR |
| H | 40203114 | 1.02 | RA-2.5-M/D,F | RR |
| H | 40203115 | 1.18 | RA-2.5-M/D,F | RR |
| H | 40203117 | 3.63 | RA-2.5-M/D,F | RR |
| H | 40203118 | 5.88 | RA-2.5-M/D,F | RR |
| H | 40203119 | 0.45 | RA-2.5-M/D,F | RR |
| H | 40203120 | 0.82 | RA-2.5-M/D,F | RR |
| H | 40203129 | 11.13 | RA-2.5-M/D,F | RR |
| H | 40203202 | 10.38 | RA-2.5/D | RR |
| H | 40203209 | 0.11 | RA-2.5-M/D,F | RR |
| H | 40203210 | 3.76 | RA-2.5-M/D,F | RR |
| H | 40203211 | 0.99 | RA-2.5-M/D,F | RR |
| H | 40203212 | 4.71 | RA-2.5-M/D,F | RR |
| H | 40203214 | 0.19 | RA-2.5-M/D,F | RR |
| H | 40203216 | 0.94 | RA-2.5-M/D,F | RR |
| H | 40203220 | 0.35 | RA-2.5-M/D,F | RR |
| H | 40203221 | 0.38 | RA-2.5-M/D,F | RR |
| H | 40203222 | 0.75 | RA-2.5-M/D,F | RR |
| H | 40203224 | 0.50 | RA-2.5/D | RR |
| H | 40203225 | 0.19 | RA-2.5/D | RR |
| H | 40203226 | 0.31 | RA-2.5/D | RR |
| H | 40203228 | 0.77 | RA-2.5-M/D,F | RR |
| H | 40203229 | 0.86 | RA-2.5-M/D,F | RR |
| H | 40203230 | 0.16 | RA-2.5-M/D,F | RR |
| H | 40203232 | 1.14 | RA-2.5-M/D,F | RR |
| H | 40203233 | 2.13 | RA-2.5-M/D,F | RR |
| H | 40203235 | 11.85 | U, RA-2.5/D | HWY 101, RR |
| H | 40203236 | 3.95 | RA-2.5-M/D,F | RR |
| H | 40203237 | 0.36 | RA-2.5/D | RR |
| H | 40203239 | 3.39 | U, RA-2.5/D | HWY 101, RR |
| H | 40203240 | 0.62 | RA-2.5/D | RR |
| H | 40203241 | 1.00 | RA-2.5-M/D,F | RR |
| H | 40203242 | 0.91 | CG | CG/RR |
| H | 40203243 | 2.54 | RA-2.5-M/D,F | RR |
| H | 40203244 | 2.83 | RA-2.5-M/D,F | RR |
| H | 40203245 | 1.78 | RA-2.5-M/D,F | RR |
| H | 40203246 | 0.60 | RA-2.5-M/D,F | RR |
| H | 40204201 | 0.34 | RA-X/D | RX |
| H | 40204202 | 0.45 | RA-X/D | RX |
| H | 40204203 | 0.73 | RA-X/D | RX |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40204204 | 1.00 | RA-X/D | RX |
| H | 40204207 | 0.72 | RA-2.5/D | RR |
| H | 40204210 | 2.27 | RA-2.5/D | RR |
| H | 40204212 | 6.96 | RA-2.5/D | RR |
| H | 40204213 | 3.34 | RA-2.5/D | RR |
| H | 40204214 | 2.05 | RA-2.5/D | RR |
| H | 40204215 | 0.48 | RA-2.5/D | RR |
| H | 40204216 | 2.96 | RA-2.5/D | RR |
| H | 40204217 | 0.28 | RA-X/D | RX |
| H | 40204218 | 0.34 | RA-X/D | RX |
| H | 40204219 | 0.49 | RA-X/D | RX |
| H | 40204220 | 0.96 | RA-X/D | RX |
| H | 40204221 | 0.58 | RA-X/D | RX |
| H | 40204222 | 0.36 | RA-X/D | RX |
| H | 40204224 | 1.00 | RA-2.5/D | RR |
| H | 40204225 | 2.58 | RA-2.5/D, RA-X/D | RR, RX |
| H | 40204226 | 2.52 | RA-2.5/D | RR |
| H | 40204227 | 2.76 | RA-2.5/D | RR |
| H | 40204228 | 3.54 | RA-2.5/D, RA-X/D | RR, RX |
| H | 40204229 | 0.22 | RA-X/D | RX |
| H | 40204230 | 3.32 | RA-2.5/D | RR |
| H | 40204302 | 1.87 | RA-2.5-M/D,F | RR |
| H | 40204303 | 1.22 | CG | CG/RR |
| H | 40204304 | 0.36 | CG | CG/RR |
| H | 40204305 | 0.33 | CG | CG/RR |
| H | 40205101 | 3.55 | RA-2.5/D | RR |
| H | 40205104 | 9.38 | RA-2.5/D | RR |
| H | 40205108 | 0.15 | RA-2.5/D | RR |
| H | 40205109 | 0.17 | RA-2.5/D | RR |
| H | 40205113 | 3.01 | RA-2.5/D | RR |
| H | 40205118 | 0.36 | RA-2.5/D | RR |
| H | 40205119 | 0.23 | RA-2.5/D | RR |
| H | 40205120 | 0.20 | RA-2.5/D | RR |
| H | 40205121 | 0.35 | RA-2.5/D | RR |
| H | 40205122 | 0.65 | RA-2.5/D | RR |
| H | 40205127 | 1.24 | RA-2.5/D | RR |
| H | 40205128 | 0.34 | RA-2.5/D | RR |
| H | 40205129 | 2.63 | RA-2.5/D | RR |
| H | 40205130 | 9.81 | RA-2.5/D | RR |
| H | 40205132 | 2.93 | RA-2.5/D | RR |
| H | 40206103 | 10.60 | C-2-Q, AG, TPZ | CG/AS, AS, T |
| H | 40206104 | 0.60 | AG | AS |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40206105 | 0.31 | AG | AS |
| H | 40206106 | 2.93 | C-2-Q | CG/AS |
| H | 40206108 | 10.66 | R-3 | RL |
| H | 40206109 | 0.53 | AG | AS |
| H | 40206112 | 9.67 | AG | AS |
| H | 40206115 | 0.69 | AG | AS |
| H | 40206116 | 1.00 | AG | AS |
| H | 40206117 | 6.96 | RA-2.5-M/D,F | RR |
| H | 40206118 | 1.31 | RA-2.5-M/D,F | RR |
| H | 40206119 | 11.38 | R-3 | RL |
| H | 40206120 | 1.09 | R-3 | RL |
| H | 40206121 | 1.21 | AG | AS |
| H | 40206122 | 2.79 | AG | AS |
| H | 40206123 | 6.32 | AG | AS |
| H | 40206124 | 1.06 | AG | AS |
| H | 40206125 | 2.60 | AG | AS |
| H | 40206126 | 2.52 | AG | AS |
| H | 40206127 | 2.49 | AG | AS |
| H | 40206128 | 5.28 | AG | AS |
| H | 40206129 | 2.50 | AG | AS |
| H | 40206130 | 1.53 | AG | AS |
| H | 40206131 | 1.28 | AG | AS |
| H | 40206132 | 5.31 | AG, TPZ | AS, T |
| H | 40207107 | 0.29 | AG-B-5(5) | AR |
| H | 40207113 | 1.12 | AG | AS |
| H | 40207114 | 12.04 | AG | AS |
| H | 40207115 | 0.84 | AG | AS |
| H | 40207127 | 1.04 | AG-B-5(5) | AR |
| H | 40207130 | 8.65 | AG | AS |
| H | 40207136 | 15.58 | U, R-3 | HWY 101, RL |
| H | 40207137 | 0.41 | AG-B-5(5) | AR |
| H | 40207138 | 7.26 | AG-B-5(5) | AR |
| H | 40207139 | 0.45 | AG | AS |
| H | 40207140 | 1.42 | AG | AS |
| H | 40207146 | 5.09 | AG | AS |
| H | 40207149 | 3.89 | AG | AS |
| H | 40207153 | 0.69 | AG-B-5(5) | AR |
| H | 40207154 | 5.65 | AG-B-5(5) | AR |
| H | 40207155 | 2.49 | AG | AS |
| H | 40207156 | 2.56 | AG | AS |
| H | 40207158 | 4.68 | RA-2.5/D | RR, AR |
| H | 40207159 | 3.09 | AG-B-5(5) | AR |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40207160 | 3.06 | AG | AS |
| H | 40207161 | 1.79 | AG | AS |
| H | 40207162 | 3.21 | AG | AS |
| H | 40207163 | 1.90 | AG | AS |
| H | 40207164 | 2.54 | AG | AS |
| H | 40208101 | 4.01 | AG-B-5(5) | AR |
| H | 40208102 | 2.64 | AG | AS |
| H | 40208107 | 0.67 | AG | AS |
| H | 40208108 | 0.26 | AG, RA-2.5/D | AS, RR |
| H | 40208109 | 0.28 | AG, RA-2.5/D | AS, RR |
| H | 40208111 | 1.21 | AG | AS |
| H | 40208116 | 0.29 | AG | AS |
| H | 40208117 | 0.27 | AG | AS |
| H | 40208119 | 0.18 | AG | AS |
| H | 40208123 | 0.18 | AG | AS |
| H | 40208124 | 0.47 | AG | AS |
| H | 40208125 | 0.37 | AG | AS |
| H | 40208126 | 0.63 | AG | AS |
| H | 40208127 | 0.31 | AG | AS |
| H | 40208129 | 0.51 | AG, RA-2.5/D | AS, RR |
| H | 40208130 | 0.68 | AG | AS |
| H | 40208131 | 0.17 | AG | AS |
| H | 40208132 | 0.19 | AG | AS |
| H | 40208133 | 0.43 | AG | AS |
| H | 40209109 | 0.95 | AG | AS |
| H | 40209115 | 2.80 | AG-B-5(5) | AR |
| H | 40209118 | 6.37 | AG-B-5(5) | AR |
| H | 40209119 | 2.79 | AG-B-5(5) | AR |
| H | 40209121 | 0.21 | AG | AS |
| H | 40209122 | 0.46 | AG | AS |
| H | 40209123 | 1.22 | AG-B-5(5) | AR |
| H | 40209124 | 2.85 | AG-B-5(5) | AR |
| H | 40209125 | 1.49 | AG-B-5(5) | AR |
| H | 40209126 | 1.48 | AG-B-5(5) | AR |
| H | 40209127 | 3.11 | AG-B-5(5) | AR |
| H | 40209128 | 2.90 | AG-B-5(5) | AR |
| H | 40209129 | 5.43 | AG-B-5(5) | AR |
| H | 40209130 | 0.50 | AG-B-5(5) | AR |
| H | 40209132 | 4.89 | AG-B-5(5) | AR |
| H | 40209133 | 5.05 | AG-B-5(5) | AR |
| H | 40209134 | 4.58 | AG-B-5(5) | AR |
| H | 40209135 | 5.71 | AG-B-5(5) | AR |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40209136 | 4.77 | AG-B-5(5) | AR |
| H | 40209137 | 6.97 | AG | AS, AR |
| H | 40209138 | 2.00 | AG-B-5(5) | AR |
| H | 40210107 | 0.50 | AG | AS |
| H | 40210111 | 0.50 | AG | AS |
| H | 40210112 | 0.25 | AG | AS |
| H | 40210113 | 0.25 | AG | AS |
| H | 40210119 | 2.49 | AG | AS |
| H | 40210123 | 4.11 | AG | AS |
| H | 40210124 | 3.36 | AG | AS |
| H | 40210128 | 4.06 | AG-B-5(5) | AR |
| H | 40210129 | 3.14 | AG-B-5(5) | AR |
| H | 40210132 | 5.51 | AG | AS |
| H | 40210133 | 7.84 | AG-B-5(5) | AR |
| H | 40210134 | 1.82 | AG-B-5(5) | AR |
| H | 40210135 | 5.68 | AG-B-5(5) | AR |
| H | 40210136 | 4.68 | AG | AS |
| H | 40210137 | 2.48 | AG | AS |
| H | 40210138 | 4.91 | AE | AL |
| H | 40210139 | 5.17 | AE | AL |
| H | 40210140 | 3.58 | AE | AL |
| H | 40210141 | 4.98 | AE | AL |
| H | 40210142 | 2.48 | AG | AS |
| H | 40211105 | 1.28 | AE | AL |
| H | 40211106 | 1.39 | AE | AL |
| H | 40211107 | 3.81 | AE | AL |
| H | 40211108 | 3.01 | AE | AL |
| H | 40212103 | 9.10 | AE | AL |
| H | 40212106 | 6.70 | AG-B-5(5) | AR |
| H | 40212107 | 1.17 | AG-B-5(5) | AR |
| H | 40212108 | 0.92 | AG-B-5(5) | AR |
| H | 40212109 | 0.70 | AG-B-5(5) | AR |
| H | 40214105 | 7.19 | AG-B-5(5) | AR |
| H | 40214107 | 5.66 | AG-B-5(5) | AR |
| H | 40214108 | 3.77 | AG-B-5(5) | AR |
| H | 40214109 | 3.85 | AG-B-5(5) | AR |
| H | 40214110 | 3.48 | AG-B-5(5) | AR |
| H | 40216104 | 35.16 | AE-60/A,F,T | AE |
| H | 40217112 | 14.64 | RA-2.5/D | RR |
| H | 40217113 | 2.55 | AE-60/A,F,T, RA- 2.5/D | AE, RR |
| H | 40217114 | 2.56 | RA-2.5/D | RR |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40217115 | 2.54 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217116 | 2.53 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217117 | 2.48 | RA-2.5/D | RR |
| H | 40217118 | 2.47 | RA-2.5/D | RR |
| H | 40217119 | 2.50 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217120 | 2.62 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217121 | 2.70 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217122 | 3.86 | RA-2.5/D | RR |
| H | 40217123 | 3.79 | RA-2.5/D | RR |
| H | 40217124 | 3.81 | RA-2.5/D | RR |
| H | 40217126 | 3.73 | RA-2.5/D | RR |
| H | 40217127 | 4.22 | RA-2.5/D | RR |
| H | 40217128 | 7.84 | AE-60/A,F,T, NR/W, RA-2.5/D | AE, NR, RR |
| H | 40217129 | 2.47 | RA-2.5/D | RR |
| H | 40217130 | 3.50 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217131 | 3.59 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217132 | 2.75 | AE-60/A,F,T, RA-2.5/D | AE, RR |
| H | 40217133 | 2.72 | RA-2.5/D | RR |
| H | 40232101 | 0.34 | RA-X/D | RX |
| H | 40232102 | 0.44 | RA-X/D | RX |
| H | 40232103 | 0.52 | RA-X/D | RX |
| H | 40232104 | 0.71 | RA-X/D | RX |
| H | 40232105 | 0.77 | RA-X/D | RX |
| H | 40232106 | 0.24 | RA-X/D | RX |
| H | 40232107 | 0.50 | RA-X/D | RX |
| H | 40232108 | 0.35 | RA-X/D | RX |
| H | 40232109 | 1.02 | RA-X/D | RX |
| H | 40232110 | 1.01 | RA-X/D | RX |
| H | 40232111 | 0.70 | RA-2.5/D, RA-X/D | RR, RX |
| H | 40232114 | 0.22 | RA-X/D | RX |
| H | 40232115 | 0.22 | RA-X/D | RX |
| H | 40232116 | 0.22 | RA-X/D | RX |
| H | 40232117 | 0.20 | RA-X/D | RX |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 40232118 | 0.20 | RA-X/D | RX |
| H | 40232119 | 0.20 | RA-X/D | RX |
| H | 40232120 | 0.39 | RA-X/D | RX |
| H | 40232121 | 0.36 | RA-X/D | RX |
| H | 40232122 | 0.34 | RA-X/D | RX |
| H | 40232123 | 0.84 | RA-X/D | RX |
| H | 40232126 | 0.28 | RA-X/D | RX |
| H | 40232127 | 0.70 | RA-X/D | RX |
| H | 40232129 | 0.31 | RA-X/D | RX |
| H | 40232130 | 0.38 | RA-X/D | RX |
| H | 40232131 | 0.40 | AE-60/A,F,T, RA-X/D | AE, RX |
| H | 40233103 | 2.44 | AE-60/A,F,T, AG | AE, AS |
| H | 40233111 | 6.51 | AG-B-5(5) | AR |
| H | 40233112 | 2.75 | AG | AS |
| H | 40233113 | 2.76 | AG | AS |
| H | 40233114 | 2.98 | AG | AS |
| H | 40233115 | 3.12 | AG | AS |
| H | 40233122 | 4.18 | AG-B-5(5), AG | AR, AS |
| H | 40233123 | 4.23 | AG-B-5(5) | AR |
| H | 40233124 | 4.55 | AG-B-5(5) | AR |
| H | 40233125 | 5.16 | AG-B-5(5) | AR |
| H | 40233126 | 2.90 | AG-B-5(5) | AR |
| H | 40233127 | 3.39 | AG-B-5(5) | AR |
| H | 40233128 | 4.03 | AG-B-5(5) | AR |
| H | 40233129 | 3.19 | AG-B-5(5) | AR |
| H | 40233130 | 3.72 | AG-B-5(5) | AR |
| H | 40233133 | 3.31 | AG-B-5(5) | AR |
| H | 40233134 | 3.30 | AG-B-5(5) | AR |
| H | 40233135 | 3.30 | AG-B-5(5) | AR |
| H | 40233136 | 3.21 | AG-B-5(5) | AR |
| H | 40233137 | 2.82 | AG-B-5(5) | AR |
| H | 40233138 | 4.20 | AG | AS |
| H | 50120104 | 1.85 | RA-2.5-M/D,F | RR |
| H | 50120105 | 3.40 | RA-2.5-M/D,F | RR |
| H | 50120106 | 3.92 | RA-2.5-M/D,F | RR |
| H | 50120107 | 5.05 | RA-2.5-M/D,F | RR |
| H | 50120108 | 6.50 | RA-2.5-M/D,F | RR |
| H | 50120109 | 13.16 | RA-2.5-M/D,F | RR |
| H | 50120113 | 1.08 | RA-2.5-M/D,F | RR |
| H | 50120117 | 3.25 | RA-2.5-M/D,F | RR |
| H | 50120125 | 9.46 | AE-60/F,T | AE |
| H | 50120126 | 2.02 | RA-2.5-M/D,F | RR |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---------------------------------|---------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| H | 50120129 | 2.57 | RA-2.5-M/D,F | RR |
| H | 50120132 | 2.52 | RA-2.5-M/D,F | RR |
| H | 50120133 | 2.15 | RA-2.5-M/D,F | RR |
| H | 50122106 | 3.70 | AG | AS |
| H | 50122107 | 0.30 | AG | AS |
| H | 50122111 | 1.04 | AG | AS |
| H | 50122112 | 1.00 | AG | AS |
| H | 50122114 | 0.75 | AG | AS |
| H | 50122115 | 3.99 | AG | AS |
| H | 50122116 | 2.14 | AG | AS |
| H | 50122118 | 2.52 | AG | AS |
| H | 50122119 | 3.30 | AG | AS |
| H | 50122120 | 6.36 | AG | AS |
| H | 50122123 | 19.19 | AG | AS |
| H | 50122125 | 4.37 | AG | AS |
| H | 50126112 | 6.43 | RA-2.5-M/D,F | RR |
| H | 50126113 | 4.79 | RA-2.5-M/D,F | RR |
| H | 50126136 | 5.86 | RA-2.5-M/D,F | RR |
| H | 50126137 | 5.82 | RA-2.5-M/D,F | RR |
| H | 50126138 | 0.61 | RA-2.5-M/D,F | RR |
| H | 50126140 | 3.70 | RA-2.5-M/D,F | RR |
| H | 50126141 | 2.27 | RA-2.5-M/D,F | RR |
| H | 50129108 | 0.72 | AG, RA-2.5-M/D,F | AS, RR |
| H | 50129109 | 2.68 | AG | AS |
| H | 50129110 | 2.81 | AG | AS |
| H | 50129111 | 3.94 | AG, TPZ | AS, T |
| H | 50129112 | 3.17 | AG | AS |
| H | 50129114 | 42.87 | TPZ | T |
| H | 50129115 | 41.07 | TPZ | T |
| H | 50129120 | 5.02 | AG, TPZ | AS, T |
| H | 50129121 | 2.53 | AG | AS |
| | Subtotal | 1,032 | | |
| Area I-Freshwater Area | | | | |
| I | 40526106 | 35.81 | AG-B-5(5), TPZ | AR, T |
| I | 40527103 | 0.62 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527105 | 0.31 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527108 | 7.89 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527109 | 3.01 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527110 | 0.61 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527112 | 3.01 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527113 | 2.28 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40527114 | 4.25 | TPZ, AG-B-5(10) | T, AR(10 ac. min.) |

| <p align="center">Table 1 Areas to be Added to HCSD Sphere of Influence</p> | | | | |
|---|---------------------------------|---------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| I | 40527115 | 12.03 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40528108 | 0.52 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40528119 | 1.23 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40528121 | 1.51 | AG-B-5(10) | AR(10 ac. min.) |
| I | 40530102 | 73.23 | AG-B-5(10), TPZ | AR, AR(10 ac. min.), T |
| I | 40530103 | 6.02 | AG-B-5(10), TPZ | AR, PF, AR(10 ac. min.), T |
| I | 40534102 | 24.26 | AG, TPZ | AS, T |
| I | 40534103 | 18.19 | AG, TPZ, AG-B-5(10) | AS, T, AR(10 ac. min.) |
| I | 40534104 | 1.37 | AG, TPZ | AS, T |
| I | 40534105 | 2.02 | AG, AG-B-5(10) | AS, AR(10 ac. min.) |
| I | 40534109 | 3.06 | AG | AS |
| I | 40534110 | 4.16 | AG, TPZ | AS, T |
| I | 40534111 | 27.52 | AG, AG-B-5(10), TPZ | AS, AR(10 ac. min.), T |
| I | 40534112 | 22.78 | TPZ | T |
| I | 40534113 | 24.26 | AG, TPZ | AS, T |
| I | 40534115 | 4.52 | AG | AS, T |
| I | 40534116 | 5.62 | AG | AS |
| | Subtotal | 290 | | |
| | TOTAL | 6,046 acres | | |

1. Size represents the area of the parcel (or portion of parcel) that is proposed for inclusion into HCSD's SOI, as calculated using geographic information system (GIS) data obtained from the County of Humboldt.

2. Principle Zones:

AE: Agriculture Exclusive
AG: Agriculture General
C-2: Community Commercial
CG: Commercial General
FR: Forestry Recreation
NR: Natural Resources
PF1: Public Facility-Urban
PF2: Public Facility-Rural
R-1: Residential One-Family
R-3: Residential Multiple Family
RA: Rural Residential Agriculture
RS: Residential Suburban
TPZ: Timberland Production Zone

U: Unclassified

Combining Zones:

A: Archaeological Resource Area
B: Special Building Site (Inland) or Beach and Dune Areas (Coastal Zone)
D: Design Control (Inland) or Design Review (Coastal Zone)
F: Flood Hazard Areas
P: Planned Development
Q: Qualified

| Table 1 Areas to be Added to HCSD Sphere of Influence | | | | |
|---|---|-------------------------------------|------------------------------------|---|
| SOI Expansion Area | Assessor's Parcel Number | Size (Acres)¹ | Existing Zoning² | Existing General Plan Land Use Designation³ |
| R: Recreation (Inland) or Streams and Riparian Corridor Protection (Coastal Zone) T: Manufactured Home (Inland) or Transitional Agricultural Lands (Coastal Zone) W: Coastal Wetlands X: Recreation (Inland) or No Further Subdivision Allowed (Coastal Zone) 3. AE: Agriculture Exclusive AL: Agricultural Lands AR: Agricultural Rural AS: Agriculture Suburban CG: Commercial General NR: Natural Resources PF: Public Facility RL: Residential Low Density RM: Residential Medium Density RR: Rural Residential RX: Residential Exurban T: Timberland TC: Coastal Commercial Timberland | | | | |

**Responses to Comment Letters Received on Draft
Initial Study/Negative Declaration**

Responses to Comment Letters Received on Draft Initial Study/ Negative Declaration

Comments Received

HCSD received two comment letters during the 30-day public review period, which began August 11, 2014, and ended September 11, 2014. The respondents were:

- 1) City of Eureka (September 10, 2014)
- 2) Humboldt LAFCo (September 11, 2014)

The two comment letters are included herein (following). Within each comment letter, substantive comments about the content of the Draft Initial Study/Negative Declaration are identified with marginal lines on the right side of each page. Comment responses are provided below.

Comment Responses

- 1-1. Comment noted. HCSD is aware that the City of Eureka is preparing a comprehensive General Plan Update, including an annexation feasibility study, which will provide guidance for the City's upcoming SOI update. HCSD is aware that there is a potential for future expansion and/or retraction of the City's SOI, which may increase or decrease the amount of overlap between HCSD's and the City's SOIs. HCSD anticipates ongoing coordination with City of Eureka and that an agreement would be made in the future between HCSD and the City as to which local agency is best suited to provide services in areas where SOIs overlap.
- 2-1. See Table 1, in Appendix B of the Initial Study/Negative Declaration. Table 1 tabulates the size (acres), existing zoning, and existing general plan land use designations of parcels within HCSD's proposed SOI expansion areas. Coordination with LAFCo staff indicated that the information presented in Table 1 is adequate to address LAFCo's comment 2-1.

- 1. Letter from City of Eureka (September 10, 2014)**



CITY OF EUREKA COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Lisa D. Shikany, Principal/Environmental Planner

531 K Street • Eureka, California 95501-1146

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September 10, 2014

Humboldt Community Service District
David Hull, General Manager
5055 Walnut Drive
Eureka, CA 95534

RE: Comments on August 2014 Draft Initial Study/Negative Declaration for HCSD Sphere of Influence Update

Dear Mr. Hull,

Thank you for the opportunity to comment on the draft Initial Study/Negative Declaration for HCSD's sphere of influence update. HCSD is proposing to expand its sphere of influence (SOI) in 11 areas totaling approximately 6,046 acres adjacent to existing HCSD boundaries, and does not propose to remove any areas from the current sphere of influence.

As you may be aware, the City of Eureka is in the process of a comprehensive General Plan Update (GPU). As part of this process, we are preparing an annexation feasibility study. The study will assess various areas within the City's GPU planning area (a map of the planning area is attached) to determine whether these areas may be appropriate for the City to consider for annexation. The outcome of the feasibility study will provide guidance for the City's upcoming SOI update, which we intend to complete as part of the GPU.

There are areas where currently HCSD's SOI and the City's SOI overlap. The Land Use section of the above referenced Initial Study notes there is only one area where HCSDs proposed SOI expansion area overlaps the City's current SOI. We would like to make HCSDs aware that there is a potential for future expansion of the City's SOI into HCSD's existing and proposed SOI, or into HCSD's district boundary, thereby increasing the amount of area where our SOIs overlap. Conversely, there are areas where the City's SOI currently overlaps HCSDs that may be removed from the City's SOI, thereby eliminating a current overlap. The City is not expressing any particular concern regarding HCSD's proposed SOI expansion by this comment letter. We just want to insure that the District is fully aware of the potential for the expansion or retraction of the City's SOI, and how that may affect HCSD's existing and proposed SOI.

If you have any questions, please do not hesitate to contact me. We appreciate the opportunity to provide this comment.

Sincerely,

Lisa D. Shikany
Principal/Environmental Planner
(707) 268-5265
lshikany@ci.eureka.ca.gov

Eureka General Plan Update 2013
Planning Area Boundary



Legend

 Planning Area

Sphere of Influence

 City of Eureka Sphere



2. Letter from Humboldt LAFCo (September 11, 2014)



David Hull
General Manager
Humboldt Community Services District
5055 Walnut Drive
Eureka, CA 95534

September 11, 2014

Subject: LAFCo COMMENTS ON THE DRAFT INITIAL STUDY / NEGATIVE DECLARATION
FOR THE HUMBOLDT COMMUNITY SERVICES DISTRICT SPHERE OF INFLUENCE UPDATE

Dear Mr. Hull,

Thank you for the opportunity to provide comments on HCSD's Draft Initial Study/Negative Declaration for the proposed Sphere of Influence Update. The project would amend HCSD's Sphere of Influence to include 11 expansion areas totaling approximately 6,046 acres (9.4 square miles). Development within these areas are guided by the Eureka Community Plan (Humboldt County, 1995), Freshwater Community Plan (Humboldt County, 1985), Humboldt Bay Area Plan (Humboldt County, 1995), and the Humboldt County Framework General Plan and Zoning designations.

HCSD currently provides water, sewage collection and street lighting services to several unincorporated areas located south and east of the City of Eureka. The proposed Sphere of Influence would enable HCSD to extend those services upon annexation approval by LAFCo. Understanding potential impacts now, at this planning stage, will allow more informed decisions about future annexations.

LAFCo has the following comments on the draft Initial Study:

- o The project description should be expanded to evaluate each proposed sphere expansion area in terms of the existing and future development potential, the present and planned land uses, and the present and probable need for public facilities and services. This will allow LAFCo to make sphere determinations in accordance with California Government Code Section 56425(e). While the precise nature and extent of future development in sphere expansion areas may be speculative, it is requested that potential service needs of future development in accordance with City and County plans be evaluated.

2-1

The following comments are provided for the draft Municipal Service Review (MSR):

- o The MSR determinations should be updated to address the factors listed in California Government Code Section 56430(a). This includes an analysis of disadvantaged unincorporated communities within or contiguous to the (existing and proposed) sphere of influence.

The following are more general comments:

- While HCSD's sphere update will primarily be focused on the proposed sphere expansion areas, LAFCo will need to address overlapping City and District spheres, future development potential, and resource land protection in both the existing and proposed sphere areas.
- LAFCo understands the potential exists for HCSD and/or the City of Eureka to provide service in the Indianola area. There are also other overlapping sphere areas that need to be addressed to promote logical and orderly development.
- Due to multiple agency interests, LAFCo staff would like to arrange a City, County and HCSD meeting to review issues related to spheres of influence and future growth areas prior to the District submitting its application. This was done several years ago to begin to address service issues in the Indianola area.

Again, thank you for the opportunity to comment on this project. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP
LAFCo Executive Officer

Municipal Service Review

For the Humboldt Community Services District

Sphere of Influence Report

Prepared for:

Humboldt Community Services District

Prepared by:



Consulting Engineers & Geologists, Inc.

812 W. Wabash Ave.

Eureka, CA 95501-2138

707-441-8855

October 2014

QA/QC: MKF__

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Abbreviations and Acronyms

| | |
|---------------|---|
| hcf | hundred cubic feet |
| mg | milligram |
| MG | million gallons |
| mg/L | milligrams per liter |
| MGD | million gallons per day |
| ADWF | average dry weather flow |
| BOD | biological oxygen demand |
| CAL FIRE | California Department of Forestry and Fire Protection |
| CDP | Census Designated Places |
| CIP | capital improvement plan |
| CKH Act | Cortese-Knox-Hertzberg Act |
| CWSRF | Clean Water State Revolving Fund |
| DUC | disadvantaged unincorporated community |
| DWR | California Department of Water Resources |
| FES | Freshwater Environmental Services |
| FY | fiscal year |
| GIS | geographic information system |
| HBMWD | Humboldt Bay Municipal Water District |
| HCSD/District | Humboldt Community Services District |
| I & I | infiltration and inflow |
| LAFCo | Local Agency Formation Commission |
| LU | living unit |
| MSR | municipal services review |
| RWQCB | North Coast Regional Water Quality Control Board |
| SLS | sewer lift station |
| SOI | sphere of influence |
| SS | settleable solids |
| USA | urban study area |
| W&K | Winzler & Kelly Consulting Engineers |
| WSA | Water Study Area |
| WWTP | wastewater treatment plant |

Local Agency Formation Commission Authority-Latent Powers, Enabling Legislation and Empowered Services

The fundamental role of the Local Agency Formation Commission (LAFCo) is to implement the Cortese-Knox-Hertzberg Act (CKH Act) consistent with local conditions and circumstances. The CKH Act guides LAFCo's decisions. The major goals of LAFCo as established by the CKH Act are to:

- Encourage orderly growth and development.
- Promote orderly development.
- Discourage urban sprawl.
- Preserve open-space and prime agricultural lands by guiding minimizing resource loss.
- Exercise its authority to ensure that affected populations receive efficient services.
- Promote logical formation and boundary modifications that direct the burdens and benefits of additional growth to those local agencies that are best suited to provide services.
- Make studies and obtain and furnish information that will contribute to the logical and reasonable development of local agencies to provide for present and future needs.
- Establish priorities by assessing and balancing community service needs with financial resources available to secure and provide community services and to encourage government structures that reflect local circumstances, conditions, and financial resources.
- Determine whether new or existing agencies can feasibly provide needed services in a more efficient or accountable manner and, where deemed necessary.

As set forth in § 56425 (g) of the CKH Act, on or before January 1, 2008, and every five years thereafter, Humboldt LAFCo shall review and update each sphere of influence (SOI). Additionally, a municipal services review (MSR) shall be conducted with, or in conjunction with the action to establish or to update an SOI pursuant to the CKH Act. Together, the SOI and MSR documents analyze a district's ability to serve existing and future residents.

In order to prepare and to update SOIs in accordance with § 56425, Humboldt LAFCo shall conduct a service review of the municipal services provided in the Humboldt Community Services District (HCSD or District). The commission shall include in the area designated for service review any other geographic area as is appropriate for an analysis of the services to be reviewed, and shall prepare a written statement of determinations with respect to the following:

1. infrastructure needs or deficiencies,
2. growth and population projections for the affected area,
3. financing constraints and opportunities,
4. cost avoidance opportunities,
5. opportunities for rate restructuring,
6. opportunities for shared facilities,
7. government structure options,
8. evaluation of management efficiencies, and
9. local accountability and governance.

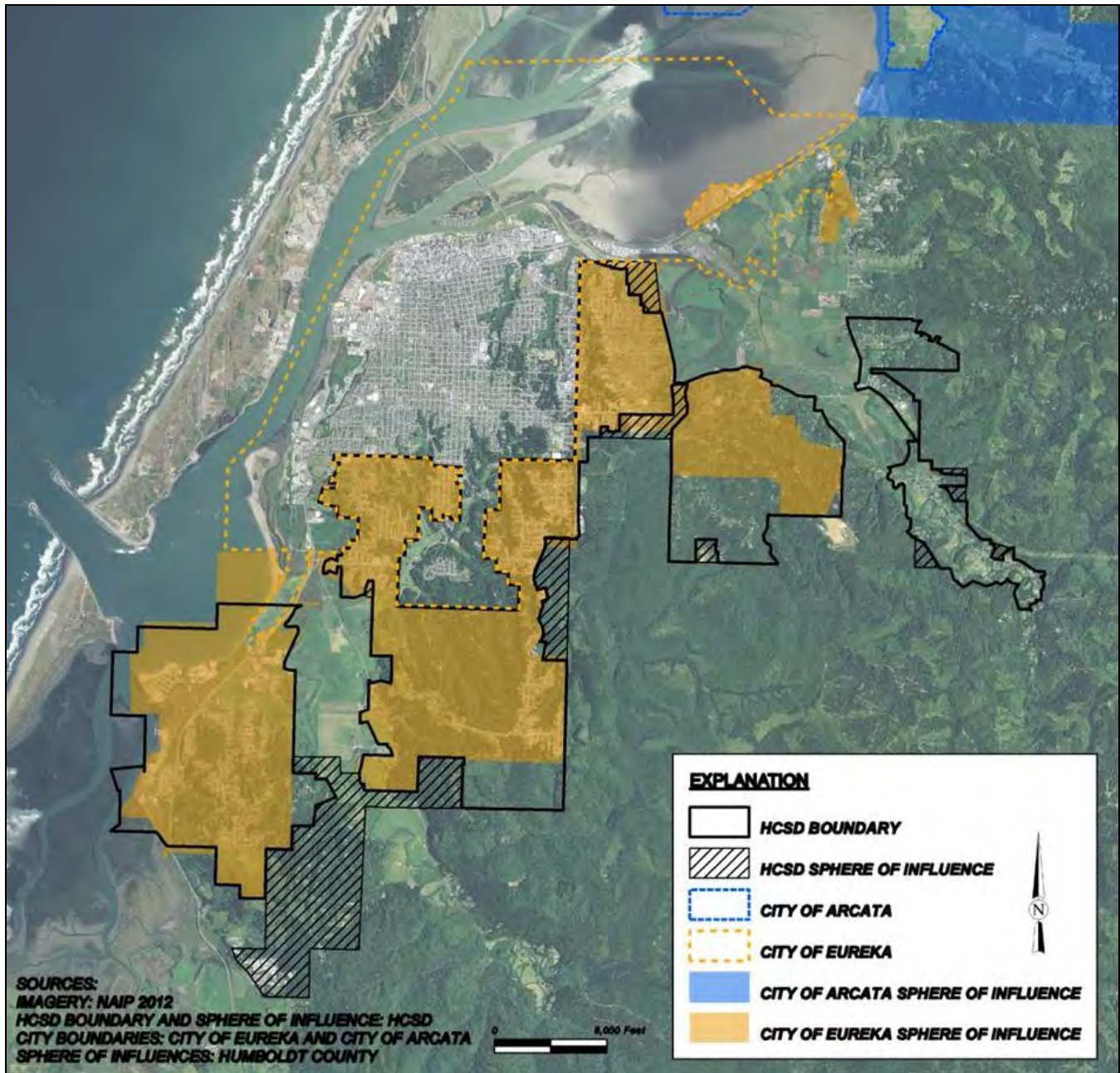


Figure 1. Existing HCSD District Boundary and Sphere of Influence

Agency Profile

Services and Service Area

HCSD provides water, sewage collection, and street lighting services to residents in the unincorporated areas of Eureka. The District operates and maintains a local water system and district wells, which generally have good water quality. The District also purchases water from Humboldt Bay Municipal Water District (HBMWD). HCSD collects wastewater and has a contract with the City of Eureka for treatment and disposal. Figure 1 (above) shows the current District boundary and SOI, as well as the district boundaries and SOIs of other service providers near HCSD.

HCSD consists of approximately 15 square miles and provides water, sewer, and street lighting services to the areas of Myrtletown, Pine Hill, Humboldt Hill, Fields Landing, King Salmon, Cutten, Ridgewood, Rosewood, Pigeon Point, Mitchell Heights, College of the Redwoods, Elk River, and Freshwater.

The land use designations of parcels within the District's jurisdiction were adopted in the following planning documents, which are incorporated here by reference: Eureka Community Plan (Humboldt County, 1995), Freshwater Community Plan (Humboldt County, 1985), Humboldt Bay Area Plan (Humboldt County, 1995), and the Humboldt County Framework Plan (Humboldt County, December 1984).

Land use and zoning for areas within HCSD are primarily residential near the City of Eureka and developed areas of Freshwater, with some commercial uses in Myrtletown, Fields Landing, and King Salmon. Adjacent areas not included within the district or SOI boundary are mostly undeveloped timber and agricultural lands.

Formation

HCSD was formed as an independent multi-purpose district organized pursuant to California Government Code Section 61000 et seq. in September 1952. Formation of HCSD was prompted by an unmet need for urban type services in the rapidly growing "suburban" areas surrounding the City of Eureka. Because the desired services could not be obtained from the City, district formation was the only means available for providing those services necessary for the maintenance of existing and developing residential and commercial areas. HCSD employs a General Manager who is responsible for administering and implementing policies set by the Board.

Growth and Population Demographics

According to the United States Census Bureau, the total Humboldt County population for 2012 was 134,827. HCSD staff estimates that approximately 18,000 people reside within the district service area. According to the Department of Transportation, Economic Development Branch (Economic Development Forecast, 2011 - 2040), the current County-wide population is projected to have a relatively low growth rate of approximately 0.9% per year (California Economic Forecast, 2013). Much of this growth will likely occur in the incorporated cities of the county, but because of the District's proximity to the City of Eureka and the scarcity of land within the City suitable for new residential developments, the District is likely to see much of the projected growth. Based on population projections in section 2200 of the Eureka Community Plan, the District assumes a 2% annual growth rate over the 20-year planning period.

Infrastructure

Facility/ Services Plans or Similar Documents

This report relies on information acquired primarily from HCSD staff, the HCSD fiscal year (FY) 2014/15 Capital Improvement Program; the HCSD 2010 Urban Water Management Plan (FES, 2011), and the HCSD FY 2014/15 budget document.

Current Infrastructure

HCSD currently provides various infrastructure services to several unincorporated community areas located to the south and east of the City of Eureka. Some of HCSD's services also extend beyond those areas, to serve scattered individual residential developments. Figure 2 depicts the rough location of the community areas served by HCSD.

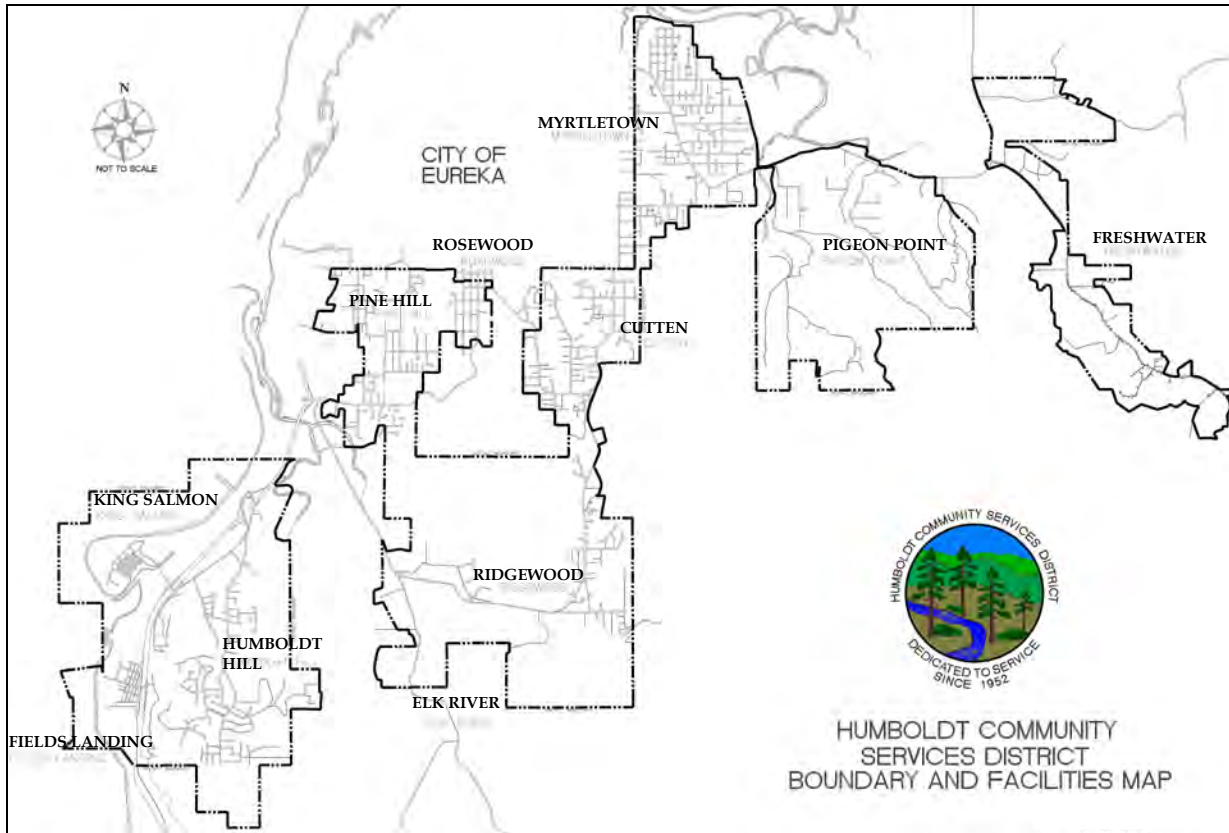


Figure 2. Community Areas Served By HCSD

Water

HCSD water infrastructure includes 3 wells, 426 fire hydrants, 13 water booster pumping stations, 10 water storage reservoirs containing 5 million gallons (MG) of storage capacity, 16 pressure zones, 87 miles of water mains, and 7,526 service connections (2010). Approximately 97% of water service connections are residential and approximately 3% are commercial. HCSD does not serve any industrial users. The water system currently has a total of 5 MG of storage capacity, has a peak daily water consumption of approximately 3.20 MG, and an average daily water consumption of approximately 2.58 MG.

Wastewater

HCSD currently maintains 6,326 sewer service accounts, of which 97 are associated with commercial users and all other with residential users (NBS, 2012; HCSD 2014/15 CIP). Wastewater infrastructure includes 29 wastewater pumping stations, and about 78 miles of sewer mains. Of the District's lift stations, five are located in the Pine Hill area, five in Rosewood area, five in the Cutten and Ridgewood areas, six in the Myrtletown area, three in the King Salmon area, and five in the Humboldt Hill area. HCSD has a peak daily wastewater flow of approximately 1.92 MG, and an annual average daily wastewater flow of

approximately 0.92 MG. Sewage within the District is sent to the City of Eureka's Elk River wastewater treatment plant (WWTP) for treatment. By agreement, the District has purchased approximately 30% of the current plant capacity.

HCSD, along with the City of Eureka, is currently funding installation of a major sewer interceptor and pump station project (Martin Slough Interceptor Project) that will result in the elimination of several pumping stations within the two agencies' systems. When the project is completed, the City and HCSD will be able to decommission several pump stations, which will result in an estimated savings to the entities of about \$100,000 per year in electrical power costs. Reducing the number of pump stations also lowers the risk of sewer overflow, as many of the stations are old and do not have backup generators or other modern equipment. Another goal of the Martin Slough Interceptor Project is to accommodate the planned development of the unincorporated area within the Martin Slough drainage basin, by accepting wastewater flows for the ultimate development condition of that area, in conformance with the currently approved Humboldt County General Plan.

Street Lighting

In addition to water and sewer infrastructure, HCSD is also responsible for paying the electric bill for 524 streetlights.

Vehicles and Equipment

The District's current vehicles and equipment consist of 5 small vehicles, 7 full-sized trucks, 3 dump trucks, 2 backhoes, 1 excavator, 2 "Bobcats" with attachments, 2 large flatbed trailers, 2 small utility trailers, 1 hydro sewer cleaning machine, 1 sewer camera van, 1 hydraulic excavator (VacCon), 1 sewage bypass pump, and 1 roller. This fleet of 29 vehicles and equipment is needed to support a construction crew, maintenance department, customer service/meter readers, and the engineering/planning department.

Office and Support Facilities

HCSD maintains a public office at 5055 Walnut Drive in Eureka, which is where the District collects fees, conducts meetings, and handles administrative duties associated with District operations.

Maintenance Schedule

HCSD annually budgets for performing significant projects that require major financial and manpower resources. The annual budget follows an established capital improvement plan (CIP) based on a five year master plan for budgeting and planning of District water and sewer facility improvements. The CIP is updated annually and is used to identify, prioritize, and schedule necessary improvements within budget funding constraints. HCSD has been using a CIP process for guiding annual budgeting for 30 or more years. The 2014/15 CIP contains the following major projects, costs, and needs.

| <p align="center">Table 1 Capital Improvement Plan Major Projects and Costs Needs List HCSD Municipal Service Review 2014</p> | | | | |
|--|---|-------------------------|-----------------------|-----------------------|
| Project | Description | Code¹ | Estimated Cost | Comments |
| Water | | | | |
| New South Bay Well | Replace aging infrastructure | M | \$ 175,000 | |
| New Princeton Well | Replace aging infrastructure | M | \$ 175,000 | |
| New Elk River Valley Wells | Develop less expensive water | C,G,R,S | \$ 225,000 | |
| Overall District Aerial Mapping | Develop accurate mapping | O | \$ 300,000 | |
| New Ridgewood 1.0 MG ² Tank | Additional Myrtlewood storage, Ridgewood growth | G,S | \$ 1,000,000 | Deferred |
| Sewer | | | | |
| Sewage Lift Station Upgrades | Continue lift station upgrade program | C,M,R | \$ 300,000 | 76% Complete |
| Martin Slough SLS ³ and existing SLS interties | Replace 5 minor lift stations | C,M,R | \$1,571,354 | Phase 2C Construction |
| Main Repair/Replacement | Repair/replace sewer main trouble spots | M | \$ 2,000,000 | |
| Other | | | | |
| District Yard Improvement | Miscellaneous Building and Grounds | M | \$ 250,000 | In Progress |
| TOTAL | | | \$ 5,996,354 | |
| <p>1. Codes: C: Cost G: Growth M: Maintenance / Replacement O: Other R: Reliability S: System Efficiency</p> <p>2. MG: million gallons</p> <p>3. SLS: sewer lift station</p> | | | | |

Funding Sources for Improvements

The bulk of the District's revenues come from user fees and long-term debt or taxes. Several loans have also been obtained by the District to carry out several capital improvement projects. The District carries three primary long-term debt accounts. Two of these are associated with the Martin Slough Interceptor Project and the other with the Freshwater/Mitchell Road Safe Drinking Water Project.

Services

HCSD serves about 7,526 water service connections and 6,326 sewer service connections. Streetlights are also provided in various locations throughout the District. Presently, the District offers water and sewer services to all of the units within the District boundary; however, some unserved areas within the District service boundary are served by private supply well and those residents do not wish to receive water service.

Sewer

Collection System, Pipelines, Pumps, and Treatment Facilities. Sewer infrastructure includes 6,326 sewer service connections, 29 wastewater pumping stations, and about 78 miles of sewer mains. HCSD has an agreement with the City of Eureka to use approximately 30% of the City's WWTP capacity. The District has a peak daily wastewater flow of approximately 1.92 MG, and an annual average daily wastewater flow of approximately 0.92 MG.

Demand for Service. HCSD contracts for sewer with the City of Eureka allowing HCSD to account for average dry weather sewer flows of up to 30.5% of the permitted capacity of the Elk River WWTP. According to the National Pollutant Discharge Elimination System permit issued by the North Coast

Regional Water Quality Control Board (RWQCB), the Eureka WWTP is permitted for an average dry weather flow (ADWF) of 5.24 million gallons per day (MGD), peak dry weather flow of 8.6 MGD, and a peak wet weather flow of 32 MGD. The City has indicated that the design capacity of the Elk River WWTP is 6.0 MGD ADWF. According to the *City of Eureka Municipal Service Review* (LAFCo, 2014):

Data for ADWF to the WWTP indicates the ADWF from 1999 through 2008 was 4.45 MGD, or approximately 85% of the ADWF design capacity. The ADWF has decreased to 4.14 MGD, or approximately 79% of the ADWF design capacity, over the past 5 years, but the BOD load has remained fairly consistent. Additional plant BOD loading beyond the design capacity would require significant upgrades to the secondary treatment system. Peak wet weather flow above 32 MGD are not practical given the hydraulic limitations of the primary and secondary treatment units and the regulator push to reduce the use of blending during peak flow events. Until secondary treatment system upgrades are implemented at the WWTP, increases in loading should be limited to the existing allocations in the Agreement and should be carefully monitored.

System Capacity. Wastewater is collected from approximately 6,326 connections throughout HCSD's service areas. Annual average daily wastewater flows for the District were approximately 0.92 MGD (2013). Flow data is collected on a daily basis. The peak daily wastewater flow (December) is 1.92 MG. Peak wet weather flows are likely two to three times this amount. The peaking factor for the system is estimated to be around six. No significant deficiency has been identified as existing in the District's existing collection system. Although infiltration and inflow (I & I) has historically been a condition increasing wet weather flows, the District has been making progress in addressing collection system deficiencies. Treatment and disposal capacity at the Elk River WWTP are controlled by the City of Eureka.

Ability to Meet Regulations and Permit Requirements. As a collection system owner/operator, HCSD maintains its system in compliance with all rules and regulations. It is not believed that the HCSD collection system will have any problem accommodating projected future growth. The WWTP was designed such that its treatment capacity could be increased as needed to accommodate both the City's planned growth within its SOI as well as the projected HCSD growth. The City has opted not to pursue a request to the State Water Resources Control Board for a capacity change beyond the design capacity at this time, but would likely do so when a capacity increase is warranted.

Water

Water Source. The District has two main water sources: water from the Mad River, which is purchased from HBMWD directly and from the City of Eureka indirectly; and groundwater, which is pumped from District owned wells. The District purchases about one third of its potable water from the HBMWD, one third from the City of Eureka (which purchases it from HBMWD through the Hubbard and Harris booster pump station), and one third of the potable water is pumped from District-owned wells in the Humboldt Hill area (Elk River aquifer). The District's and City's water systems are interconnected at various locations allowing for transfers to occur. The District's wells primarily serve the southern portion of HCSD, including Humboldt Hill, Fields Landing, King Salmon, College of the Redwoods, and some portions of the Pine Hill area.

Water Storage. Drinking water is pumped to 10 reservoirs by 13 water booster pump stations. The 10 reservoirs have a total storage capacity of approximately 5 MG.

Distribution System. HCSD distributes water through approximately 87 miles of water mains to 7,526 service connections. Most (approximately 97%) of HCSD's water customers are residential, and the remainder are commercial users. HCSD does not serve any industrial users. There are 16 pressure zones that distribute water throughout the District. The water reservoirs operate 14 pressure zones using gravity flow. The other two pressure zones are supplied hydro-pneumatically by pump stations and are subject to shortages during power outages. The District owns three trailer-mounted generators, the largest of which is 125 kilowatts, to protect against water shortages during power failures. Fire protection is achieved through 426 fire hydrants located on the system.

Water Demand. Overall, peak daily use is at approximately 71% of existing source capacity. According to its current CIP, the District delivered approximately 941 MG of water for customers in FY 2012/13; average daily use is estimated at 2.58 MGD, and peak daily use is 3.20 MGD. Based on average daily use of water, with a maximum domestic water capacity of 4.68 MGD, the District has approximately 2.10 MGD of capacity remaining.

Based on present and projected water use levels, the District has the ability to meet the water demands of development without the need to supplement supplies or storage and delivery systems. The District currently meets regulatory requirements for providing water and there is ample water from the supplier to meet future demands until maximum build-out of the District occurs. The HCSD 2010 urban water management plan (FES, 2011) addresses water shortage contingency planning, which includes action to be undertaken by the District to prepare for, and implement during, a catastrophic interruption of water supplies, including water shortages.

Infrastructure Deficiencies

The HCSD water system has no significant deficiency; although, some storage and fire flow improvements are anticipated to accommodate future development. The HCSD wastewater collection system has no significant deficiency. Although I & I has historically existed, the District has been making progress in reducing it in the collection system. The District is limited by treatment and disposal capacity at the Elk River WWTP. The District and the City of Eureka are evaluating the Elk River WWTP existing capacity and potential expansion, and evaluating pressure sewer capacity limitations at the City's Hill Street pump station.

Other Service Providers

The County of Humboldt provides general governmental services and law enforcement services throughout the District. Part of the District is within the State Responsibility Area for fire protection service from CAL FIRE. The District is also served by Humboldt Bay Fire, which was founded in 2011 through a joint powers authority consolidating the Humboldt No. 1 Fire Protection District and City of Eureka Fire Department. HCSD provides fire hydrants to areas where water service is available.

Financing Constraints and Opportunities

Budget

According to its current operating budget, most of HCSD's revenue comes from metered water sales (\$3,590,855), sewer service charges (\$3,685,502), property taxes (\$462,000), and other miscellaneous revenues (\$267,500). HCSD's largest expenditures are direct wages (\$1,105,000), sewage treatment services from the City (\$1,355,582), water purchases from the City and HBMWD (\$1,181,670), and employee related insurances and benefits (\$1,214,123).

As shown in Table 2 (on the next page), excerpted from the current HCSD budget document, the District has prepared a four-year pro-forma statement presenting an overview of expected revenues, expenditures, and anticipated reserves. As shown on Table 2, after completion of the Martin Slough Interceptor Project and 2014/15 CIP projects, the District expects to start increasing reserves.

Sustainability of Financial Practices

Overall, HCSD has been successful in retaining funding and resources to conduct necessary major improvements, maintenance, and upgrades to its facilities. Considering the projected increases in the budget surpluses, the District appears to be following a sound financial track.

Future Growth

Based upon average daily water consumption and a number of other capacity factors, HCSD estimates that it has approximately 5,500 residential water hookups available.

HCSD currently has approximately 2,689 available sewer connections based on its contract with the City of Eureka, a 2009 letter from City of Eureka to HCSD (City of Eureka, 2009), and HCSD's estimate that HCSD has used approximately 60 sewer connections since the 2009 letter.

HCSD is interested in extending its SOI and District boundaries in order to provide service to residents outside of the District. The Martin Slough Interceptor Project, currently underway, will also accommodate future growth.

HCSD has received inquiries about extending services to areas outside of District boundaries from residents on individual private wells with poor water quality. These areas include Indianola, Elk River, Old Arcata Road, and Freshwater. Additionally, newly proposed developments, including on the McKay Tract, would require annexation into the District to serve the development.

Service Rates

Water Service Rates

In 2009, the District adopted a water rate ordinance that would be in effect for five years. The adopted rate system incorporated yearly increases based upon the performance of the consumer price index and "pass through" costs associated with any supply purchase price increases. Monthly rates consist of a base fee for users based upon meter size and monthly consumption charges, which depend on the quantity of consumption and the location of service. The District's rates take into consideration charges based upon two location categories. Table 3 represents the water user fees effective July 2014.

Table 2
HCSD Budget Summary Fiscal Year 2014/15
HCSD Municipal Service Review 2014

| | Adopted Budget 2014/15 | Note | Year 2 2015/16 | Year 3 2016/17 | Year 4 2017/18 | Year 5 2018/19 |
|---|-----------------------------------|-------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Budget Summary | | | | | | |
| Total Operating Revenue | \$7,437,857 | A,B | \$7,510,621 | \$7,584,112 | \$7,658,338 | \$7,733,306 |
| Total Operating Expenses | (\$5,709,012) | C,D | (\$5,852,728) | (\$6,020,942) | (\$6,194,865) | (\$6,374,720) |
| Operating Budget Surplus (Deficit) | \$1,728,846 | | \$1,657,893 | \$1,563,170 | \$1,463,473 | \$1,358,586 |
| Total Non-Operating Revenue | \$568,000 | | \$568,000 | \$568,000 | \$568,000 | \$568,000 |
| Total Long-term Debt Payment | (\$734,807) | D | (\$1,043,075) | (\$948,945) | (\$854,375) | (\$854,375) |
| Budget Surplus (Deficit) | | | | | | |
| Before Capital Expenditures | \$1,562,039 | | \$1,182,817 | \$1,182,225 | \$1,177,097 | \$1,072,211 |
| HCSD Capital Improvement Plan Expenditures | (\$1,283,418) | E | (\$1,703,800) | (\$1,339,842) | (\$2,031,367) | (\$1,037,067) |
| Proceeds from Debt Issuance | \$4,331,619 | F,G | \$2,668,381 | 0 | 0 | 0 |
| City of Eureka Wastewater CIP | (\$221,901) | H | 0 | 0 | 0 | 0 |
| City of Eureka Martin Slough CIP- Force Main | (\$2,936,914) | G | (\$2,668,381) | 0 | 0 | 0 |
| City of Eureka Martin Slough CIP- Collector Lines | (\$1,394,705) | G | 0 | 0 | 0 | 0 |
| Budget Surplus(Deficit) | \$56,720 | | (\$520,983) | (\$157,617) | (\$854,270) | \$35,144 |
| Reserve Summary | | | | | | |
| Budget Surplus (Deficit) | \$56,720 | | (\$520,983) | (\$157,617) | (\$854,270) | \$35,144 |
| Reserves Beginning of Year | \$2,500,000 | | \$2,556,720 | \$2,035,737 | \$1,878,120 | \$1,023,850 |
| Anticipated Reserves End of Year | \$2,556,720 | | \$2,035,737 | \$1,878,120 | \$1,023,850 | \$1,058,994 |

- A. Projected water revenue increases: 1% annually for growth.
B. Projected water revenue increases: 1% annually for growth.
C. Costs are estimated to increase for inflation 2% per year where appropriate.
D. Water costs increase 2% for inflation and 2% for wholesale water costs .
E. Capital expenditures based on the District's 5-year CIP.
F. New debt service for \$7 million from Clean Water Act State Revolving Fund (CWSRF) to finance the Martin Slough costs. Payment to start FY 2015/16.
G. Remainder of \$7 million CWSRF loan disbursed on Martin Slough project in FY 2015/16.
H. No amount projected for City of Eureka's wastewater treatment plant CIP.
Source: 2014/15 HCSD budget document

| Table 3 Monthly Water Service Base Rates HCSD Municipal Service Review 2014 | | |
|--|---|---|
| | Category 1 Original District | Category 2 Humboldt Hill |
| Base Rates §7.01.030 | | |
| 5/8" x 3/4" | \$ 15.55 | \$ 20.00 |
| 3/4" | \$ 20.00 | \$ 24.40 |
| 1" | \$ 26.60 | \$ 31.10 |
| 1-1/2" | \$ 53.30 | \$ 57.75 |
| 2" | \$ 88.75 | \$ 93.20 |
| 3" | \$ 198.50 | \$ 205.20 |
| 4" | \$ 350.75 | \$ 357.05 |
| 6" | \$ 780.55 | \$ 780.55 |
| Consumption Rates §7.01.040 | | |
| Cost per 1 hcf ¹ | \$ 2.20 | \$ 2.80 |
| Youth Recreation Fields | | |
| <100 hcf (10,000 cubic feet) | \$ 2.20 | \$ 2.20 |
| >100 hcf (10,000 cubic feet) | \$ 0.95 | \$ 0.95 |
| Fire System Charge §7.01.050 | | |
| Per inches in diameter of the service line (not subject to increase) | \$ 3.00 | \$ 3.00 |
| Backflow Prevention Device Charges §7.01.055 | | |
| Per month for testing (not subject to increase) | \$ 2.50 | \$ 2.50 |
| Water Haulers §7.01.060 | | |
| Per load <4,000 gallons | \$ 19.25 | \$ 19.25 |
| Per 1,000 gallons | \$ 4.80 | \$ 4.80 |
| Temp Construction Meters §7.01.065 | | |
| Meter setting fee (not subject to increase) | \$ 40.00 | \$ 40.00 |
| Monthly fee | \$ 88.75 | \$ 88.75 |
| Per hcf | \$ 2.80 | \$ 2.80 |
| 1. hcf: hundred cubic feet | | |

Sewer Service Rates

In March 2012, a sewer rate and connection fee study was completed and adopted by the HCSD Board. The primary purposes of the study were to:

1. determine the impacts of the Martin Slough Interceptor Project and increased costs associated with the City of Eureka capital improvement program and wastewater treatment plan, and
2. summarize the new volumetric residential sewer rate based on average winter water consumption. The study proposed a sewer rate system projecting yearly increases through the year 2016.

The 2013/14 sewer rates adopted by the District are presented in Table 4.

| Table 4 Monthly Sewer Service Rates HCSD Municipal Service Review 2014 | | | |
|--|---|---|--|
| User Class | Monthly Account Charge¹ | Monthly Base Rate² (per LU)³ | Flow Rate⁴ (per hcf)⁵ |
| Residential | | | |
| Single-family Residence | \$ 4.00 | \$ 21.59 | \$ 2.96 |
| Multi-family Residence | \$ 4.00 | \$ 17.27 | \$ 2.96 |
| Mobile Homes | \$ 4.00 | \$ 18.78 | \$ 2.96 |
| Trailer Parks | \$ 4.00 | \$ 10.79 | \$ 2.96 |
| For separate laundry facilities | \$ - | \$ 10.80 | \$ - |
| For additional Units without kitchens | \$ - | \$ 10.80 | \$ - |
| Commercial BOD⁶/SS⁷ levels | | | |
| Light strength <370 mg/L ⁸ | \$ 4.00 | \$ 41.76 | \$ 5.70 |
| Medium strength 370-500 mg/L | \$ 4.00 | \$ 50.71 | \$ 7.56 |
| Heavy strength >500 mg/L | \$ 4.00 | \$ 59.67 | \$ 6.65 |
| Public Facilities, Schools, Religious and Non-Profit Organizations | \$ 4.00 | \$ 41.76 | \$ 5.70 |
| Fairgrounds | \$ 4.00 | \$ 41.76 | \$ 1.43 |
| Commercial Power Plants | \$ 4.00 | \$ 697.59 | \$ - |
| RV Dump Station | \$ 4.00 | \$ 43.18 | \$ - |
| 1. Monthly account charge applies to each customer account, not to each living or business unit. 2. Monthly base rate applies to each living or business unit included in the customer's account. 3. LU: living unit 4. Volumetric flow rate is based on the average winter water use (December-March) for each account. For Residential customers, the rate applies to each hcf. For Non-Residential customers, the rate applies to each hcf in excess of 2 hcf. 5. hcf : 100 cubic feet (748 gallons) of water flow 6. BOD: biological oxygen demand 7. SS: settleable solids 8. mg/L: milligrams per liter | | | |

Adequacy

HCSD's projected budget reserves, presented previously, show that the proposed water and sewer rate structures will result in a positive growth and balance of reserves in FY 2016/17 and 2017/18. Due to the Martin Slough Interceptor Project and some scheduled CIP activity, the reserves are projected to decline in FY 2014/15 and FY 2015/16. However, the overall reserve balances will remain positive.

Opportunities for Shared Facilities

Currently, HCSD has an agreement to use sewage treatment capacity at the City of Eureka's Elk River WWTP. The District has a contract that allows it to use about 30% of the current plant capacity, which reduces long-term District costs and the need for redundant infrastructure.

HCSD has an "intermingled services agreement" with the City of Eureka (City of Eureka/HCSD, 1981). The agreement allows the City and District to provide water and sewer services to each other's customers as well as to their own customers, reducing the cost of services for both entities.

HCSD has a working relationship with Humboldt Bay Fire. Prior to approval of any subdivision, HCSD will work with the fire department to identify hydrant locations and where the size of water mains should be increased to provide adequate fire flows.

Government Structure Options

HCSD makes an effort to conduct capital improvements in-house using its own employees. The District has a five-member Board of Directors and 20 employees. Due to the nature of some developments, some service extensions are contracted out. The City of Eureka provides about 30% of its sewer treatment capacity to HCSD. Sharing the treatment facility eliminates capital and labor duplication and enables the District to use the facility without having to construct and maintain a facility itself.

| Table 5 Local Accountability-Humboldt Community Services District HCSD Municipal Service Review 2014 | |
|---|---|
| Contact: | David Hull, General Manager |
| Mailing Address: | P.O. Box 158, Cutten, CA 95534 |
| Site Address: | 5055 Walnut Drive, Eureka, CA 95503 |
| Phone Number: | Phone: 707-443-4558 fax: 707-443-0818 |
| Email/ Website: | www.humboldtcsd.com |
| Types of Services: | Public water, sewer, and street lighting |
| Approximate Population Served as of July 1, 2007: | 18,000 people within service area 7,526 water service connections 6,326 sewer service connections 524 streetlights |
| Size of District : | Approximately 15 square miles |
| Date of Formation: | September 1952 |
| Number of Paid Staff | 20 employees |

Board Meeting Times and Locations. District Board Meetings are held bi-monthly on the second and fourth Tuesdays of each month, at 5 p.m., at District headquarters located at 5055 Walnut Drive in Cutten. Meeting agendas are posted in the lobby window and on the HCSD website at www.humboldtcsd.com.

Municipal Service Review Determinations

Growth and Population

HCSD has received several requests for water and sewage collection service from parcels located both inside and outside the District SOI. The District is working with the county, City of Eureka, and LAFCo to provide data, maps, and costs to support the District's consideration of SOI expansions north, south, and east of Eureka. Table 6 describes the development potential and limitations for areas served by HCSD.

| <p align="center">Table 6 Development Potential and Limitations for HCSD HCSD Municipal Service Review 2014</p> | | | | | |
|--|--------------------------------------|--------------------------------------|---------------------------|----------------------------|--|
| Area | Service Provider | Low Unit Development Estimate | Available Capacity | Capacity Limitation | Description of Limitation |
| Freshwater | Humboldt Community Services District | 130 | 130 | LUD | The water system has further capacity. Barring limitations due to site-specific suitability for onsite wastewater, land use densities currently limit development. |
| Humboldt Hill, South Eureka, Myrtle town | Humboldt Community Services District | 4,171 | 4,171 | LUD | The water system has further capacity and HCSD has approximately 2,689 available sewer connections. Certain areas within the HCSD service area may be limited by the City's wastewater treatment plant capacity. Land use densities currently limit development. |

HCSD is working with the Humboldt County Planning and Building Department to plan for growth within the Humboldt Hill area. The County has provided HCSD with development projections and HCSD has identified further constraints using topographical maps and other geographic information system (GIS) layers to determine projected density in the area. HCSD's projections resulted in less developable area than the County's projections.

An additional area that may be considered for future annexation to HCSD's district boundary includes the McKay Tract area. District boundary expansions are contingent on infrastructure upgrades, such as, an increase in capacity for the Elk River WWTP, and the extension of larger water mains to provide adequate fire flows to the additional development areas.

Location and Characteristics of Disadvantaged Unincorporated Communities

The CKH Act defines a "disadvantaged unincorporated community" (DUC) as an inhabited territory (12 or more registered voters), or as determined by commission policy, that constitutes all or a portion of a "disadvantaged community" as defined by Section 79505.5 of the Water Code. Water Code Section 79505.5 defines a "disadvantaged community" as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. The State Department of Water Resources (DWR) has mapped for each county those communities that are at or below 80 percent of the annual median household income by using Census Designated Places (CDP) (DWR, 2014). The U.S. Census Bureau defines CDPs as: "The statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located." It should be noted that CDPs and Block Groups are determined using differing criteria. A single Block Group may include property within multiple CDPs. Although the CDP data is a helpful tool in identifying DUCs, not all unincorporated areas are defined as CDPs that arguably should be defined as disadvantaged unincorporated communities (LAFCo, 2014).

Within or contiguous to HCSD's SOI, three CDPs and 10 Block Groups have been identified as DUCs based on median household income: Myrtle town CDP, Bayview CDP, and Humboldt Hill CDP. The City of Eureka is also identified by DWR as a disadvantaged community (Table 7 and Figure 3).

Table 7
Disadvantaged Unincorporated Communities¹
HCSD Municipal Service Review 2014

| Community | DWR DUC? | Incorporated ? | Within SOI? | Population | Local Service Provider | | |
|---|----------|----------------|-------------|------------|------------------------|------------------|--------------|
| | | | | | Fire | Water | Wastewater |
| City of Eureka | Yes | Yes | No | 27,191 | HBF | Eureka | Eureka |
| Indianola CDP | No | No | No | 1,029 | HBF | Eureka (limited) | None |
| Myrtletown CDP | Yes | No | Partial | 4,750 | HBF | HCSD | HCSD |
| East Myrtletown (Tract 8, Block Group 1) | Yes | No | Yes | 1,201 | HBF | HCSD | HCSD |
| West Myrtletown (Tract 8, Block Group 2) | Yes | No | Yes | 1,608 | HBF | HCSD | HCSD |
| Mitchell Heights and Freshwater (Tract 106, Block Group 1) | No | No | Yes | 1,205 | HBF | HCSD | HCSD |
| Cutten CDP | No | No | Yes | 3,041 | HBF | HCSD | HCSD |
| Ridgewood (Pine Hills CDP) | No | No | Partial | 2,664 | HBF | HCSD | HCSD |
| Pine Hill (Bayview CDP) | Yes | No | Partial | 2,640 | HBF | HCSD | HCSD |
| Harris/Harrison (Tract 7, Block Group 1) | Yes | Partial | Partial | 1,233 | HBF | Eureka/ HCSD | Eureka/ HCSD |
| California, South of Harris (Tract 3, Block Group 4) | Yes | Partial | Partial | 1,703 | HBF | Eureka/ HCSD | Eureka/ HCSD |
| South of Henderson Center and Rosewood (Tract 3, Block Group 5) | Yes | Partial | Partial | 1,401 | HBF | Eureka/ HCSD | Eureka/ HCSD |
| Eureka Golf Course (Tract 4, Block Group 2) | Yes | Partial | Partial | 1,158 | HBF | Eureka/ HCSD | Eureka/ HCSD |
| Sea Avenue (Tract 4, Block Group 3) | Yes | Partial | Partial | 1,619 | HBF | Eureka/ HCSD | Eureka/ HCSD |
| Westgate Drive (west of Ridgewood) (Tract 107, Block Group 1) | Yes | No | Yes | 788 | HBF | HCSD | HCSD |
| Humboldt Hill CDP | Yes | No | Yes | 3,769 | HBF | HCSD | HCSD |
| Humboldt Hill (Tract 107, Block Group 3) | Yes | No | Partial | 2,506 | HBF | HCSD | HCSD |
| King Salmon and Fields Landing (Tract 107, Block Group 4) | Yes | No | Yes | 602 | HBF | HCSD | HCSD |
| Fields Landing CDP | No | No | Partial | 259 | HBF | HCSD | HCSD |

1. Data in this table adapted from LAFCo, 2014.

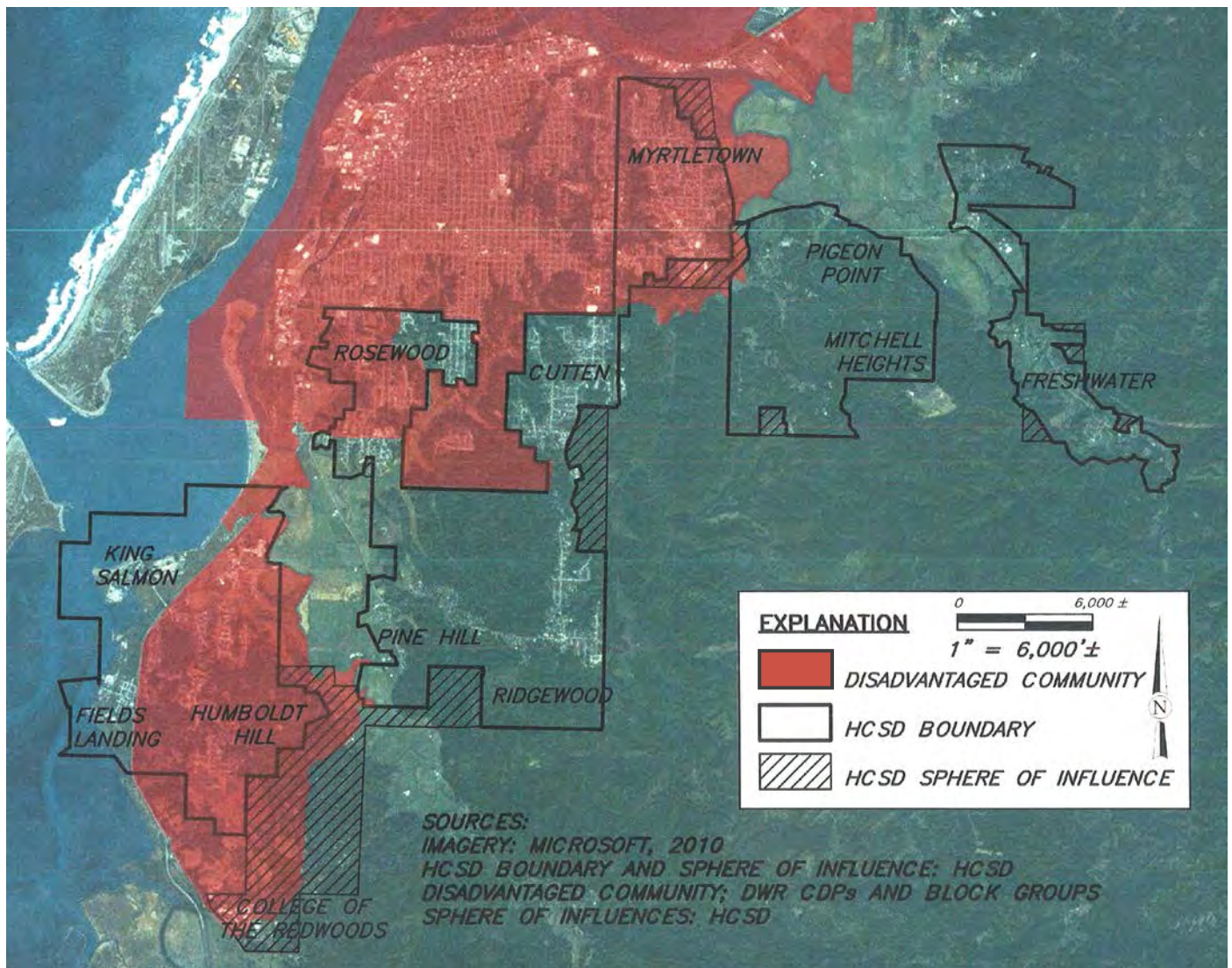


Figure 3. Disadvantaged Unincorporated Communities

Infrastructure

For many years the District has maintained an aggressive and progressive capital improvement program. All systems are well monitored and maintained. Necessary upgrades and replacements are identified, scheduled, and performed as funding allows. The District's fiscal management practices have supported the mission and goals related to services provided.

The potential extension of infrastructure into development areas currently within the District and its SOI is a significant issue facing HCSD. To address these growth issues, HCSD must work with Humboldt County, the City of Eureka, HBMWD, and Humboldt Bay Fire to coordinate service delivery. These services will also require permitting by state agencies, most notably the RWQCB. There have already been several meetings between the local service providers and developers to address infrastructure issues, and more are planned.

Financing Constraints and Opportunities

The HCSD budget for FY 2014/15 shows the District to be operating with \$7,437,857 in total district revenues, and \$5,709,012 in total operating expenses, leaving the District with an operating surplus of \$1,728,846. Total long-term debt payments amount to \$734,807, which is approximately 10% of the total District revenue. Major expenses associated with the Martin Slough Interceptor Project, along with other scheduled capital improvement projects are being accommodated by the large reserve fund, which has been built up through proceeds from long-term debt financing. The District projects sufficient budget surplus to maintain the capital improvement program into the future.

Rate Restructuring

In order for HCSD to provide water and wastewater services to its customers, it must purchase supply water from the HBMWD and wastewater treatment capacity from the City of Eureka. Those costs make up a large portion of the District's operating costs relative to each of those service areas. The District has very limited or no control over future cost increases (or decreases) associated with those costs. The two "uncontrolled pass-through" costs must be accommodated through the District's rate structure, along with other operations and maintenance costs and capital improvement expenses. Both of the existing rate structures appear to address all necessary funding requirements, including "pass-through" increases and are continually monitored and updated as necessary by the District.

Cost Avoidance Opportunities

HCSD collects all water and wastewater fees and conducts administrative activities at one location. HCSD also provides its customers with an online form that authorizes automatic payment of HCSD utility bills. These consolidated activities avoid extra costs.

Opportunities for Shared Facilities

HCSD contracts for sewer with the City of Eureka, allowing HCSD to account for average dry weather sewer flows of up to 30.5% of the permitted capacity of the Elk River WWTP. The degree of service similarity and development density suggests that this organizational agreement is beneficial for both the District and City. HCSD has an "intermingled services agreement" with the City of Eureka (City of Eureka/HCSD, 1981). The agreement allows the City and District to provide water and sewer services to each other's customers as well as to their own customers, reducing the cost of services for both entities. Emergency generators and sewer bypass equipment is shared with the City of Eureka. The City and the District share 20 MG of water storage for emergencies. The District also shares fire hydrant facilities and responsibilities with other service providers.

Government Structure Options

HCSD is overseen by a five-member Board of Directors and is operated by a total of twenty (20) staff members. The District's Board of Directors and management direction has resulted in hiring skilled construction personnel to purchase, replace, and maintain state-of-the-art construction equipment, on a cost-efficient basis, for capital improvements. The District is in a good position to continue to provide water distribution and storage and sewage collection without increasing groundwater usage or adding sewage treatment capabilities.

Evaluation of Management Efficiencies

Customers within the HCSD district boundaries have adequate water, wastewater, and streetlight services provided to them by the District. Based on present and projected water and wastewater use levels, the District has the ability to meet the demands of development.

Services are available to and distributed efficiently within the District boundary; however, the district boundaries are not always contiguous, with large spaces between service areas. Due to existing boundaries, there are island areas not receiving service.

When compared with other districts throughout the County, HCSD water and wastewater unit costs are considered reasonable (NBS, 2012). Expansion of services in the future will prompt further evaluation of management efficiencies, involving the City of Eureka, Humboldt County, HBMWD, and Humboldt Bay Fire.

Local Accountability

HCSD has office hours Monday through Friday from 8:00 a.m. to 5:00 p.m. The District has a website: www.humboldtcsd.com and public documents are available through the District office upon request. The HCSD Board of Directors meets on the second and fourth Tuesdays of each month at 5 p.m., which complies with the provisions of the Brown Act.

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Final Draft Sphere of Influence Recommendations

Prepared for:

Humboldt Community Services District

The Sphere of Influence update will be subject to approval by Humboldt Community Services District and Humboldt Local Agency Formation Commission at a later date.

SEW Consulting Engineers & Geologists, Inc.

812 W. Wabash Ave.
Eureka, CA 95501-2183
707-441-8855

April 2014
013159



Reference: 013159

April 17, 2014

Mr. David Hull, General Manager
Humboldt Community Services District
5055 Walnut Drive
Eureka, CA 95534

**Subject: Final Draft Recommendations for the Humboldt Community Services
District Sphere of Influence, Humboldt County, California**

Dear Mr. Hull:

SHN Consulting Engineers & Geologists, Inc. has completed the first phase in moving the Humboldt Community Services District (HCSD) forward with the application process to the Humboldt Local Agency Formation Commission (LAFCo) for changing HCSD's existing sphere of influence (SOI) boundaries. The following is a summary of our progress, to date, along with final draft recommendations for the next phase of the project.

The HCSD Board of Directors directed SHN to conduct a public outreach process to obtain input on the draft proposed SOI before the preparation of a California Environmental Quality Act (CEQA) document and before the SOI update ultimately goes to the Humboldt LAFCo (the decision making authority). Accordingly, HCSD staff implemented a 30-day public comment period and the public draft recommendations were presented at the Greater Eureka Area Municipal Advisory Committee on March 12, 2014, and at the LAFCo hearing on March 19, 2014. The final draft recommendations report summarizes the public outreach efforts, comments received, and changes made to the draft recommendations as a result of the public outreach process. The comments received will be reviewed and final recommendations will be presented to the HCSD Board of Directors on April 22, 2014.

If you have any questions please call me at 707-441-8855.

Sincerely,

SHN Consulting Engineers & Geologists, Inc.

Mike Foget, PE
Project Manager

MKF/SEC:dla

Enclosure: Final Draft Recommendations for the HCSD Sphere of Influence

Final Draft Sphere of Influence Recommendations

Prepared for:

Humboldt Community Services District

Prepared by:



Consulting Engineers & Geologists, Inc.
812 W. Wabash Ave.
Eureka, CA 95501-2138
707-441-8855

April 2014

QA/QC: MKF___

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Appendix A. April 10, 2014, LAFCo Comment Letter

List of Illustrations

Figure 1. Proposed Sphere of Influence Follows Page 6

Abbreviations and Acronyms

| | |
|-------|---|
| ACLG | Assembly Committee on Local Government |
| APN | Assessor's parcel number |
| CEQA | California Environmental Quality Act |
| COE | City of Eureka |
| FES | Freshwater Environmental Services |
| HCAOG | Humboldt County Association of Governments |
| HCSD | Humboldt Community Services District |
| LAFCo | Local Agency Formation Commission |
| MSR | municipal service review |
| SHN | SHN Consulting Engineers & Geologists, Inc. |
| SOI | sphere of influence |

1.0 Introduction

The Humboldt Community Services District (HCSD) was created in 1952 to provide water distribution and sewage collection, and to oversee streetlights throughout an approximately 20 square-mile area surrounding the City of Eureka. Currently, the HCSD has approximately 8,000 service connections through the areas of Freshwater, Myrtle town, Cutten, Ridgewood, Pine Hill, Rosewood, King Salmon, Fields Landing, Pigeon Point, Mitchell Heights, College of the Redwoods, and Humboldt Hill.

HCSD recently embarked on a process to review and update HCSD's sphere of influence (SOI). An SOI is a planning tool defined as the territory that represents the probable future jurisdictional boundary and service area of the subject agency. HCSD's SOI was last updated was in 1985 and there have been several changes and proposed changes around HCSD's present boundary since that time. SHN Consulting Engineers & Geologists, Inc. has been retained by HCSD to guide the update process. With guidance from HCSD staff, SHN has developed a draft proposed SOI, which is discussed herein.

2.0 Background

By mandate, Humboldt Local Agency Formation Commission (LAFCo) is responsible for preparing and updating the municipal service review (MSR) and SOI every five years for agencies subject to LAFCo (Humboldt LAFCo, 2013). These are intended to provide an understanding of the agency's ability to provide future services because an SOI defines the potential area to annex into an agency's boundaries (Section 56425 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000). In determining the SOI of an agency, LAFCo shall consider and prepare a written statement of its determinations with respect to each of the following:

- (1) The present and planned land uses in the area, including agricultural and open-space lands*
- (2) The present and probable need for public facilities and services in the area*
- (3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide*
- (4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency*
- (5) For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000)*

The MSR shall include a written statement about the following:

- (1) Growth and population projections for the affected area*
- (2) The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence*
- (3) Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or*

deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence

- (4) *Financial ability of agencies to provide services*
- (5) *Status of, and opportunities for, shared facilities*
- (6) *Accountability for community service needs, including governmental structure and operational efficiencies*
- (7) *Any other matter related to effective or efficient service delivery, as required by commission policy (Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000)*

The last MSR update for HCSD was completed in May 2008 and the last SOI report, in July 1985.

3.0 Research

3.1 Related Documentation

SHN has reviewed existing documentation related to the past SOI report and those documents published since the adopted 2008 MSR. Publications and documents reviewed include the following:

- *Imagine Humboldt, Build Our Vision, Final Report (HCAOG, 2013)*
- *"Agreement Between City of Eureka and Humboldt Community Services District for Intermingled Water and Sewer Connections" (January 21, 1981)*
- **Humboldt County**
 - *Humboldt County General Plan, Volume II, Eureka Community Plan (Humboldt County, 1995)*
 - *North Coast Area Plan of the Humboldt County Local Coastal Program (Humboldt County, 2006)*
 - *Humboldt County Community Infrastructure & Services Technical Report (Humboldt County 2008a)*
 - *Humboldt County General Plan Update, Planning Commission Hearing Draft (Humboldt County 2008b)*
 - *McKay Tract Community Forest: Project Update No. 2 (Humboldt County, 2013)*
- **Humboldt LAFCo:**
 - *HCSD Sphere of Influence Report (Humboldt LAFCo, 1985)*
 - *Humboldt Community Services District Municipal Service Review (Humboldt LAFCo, 2008)*
 - *Indianola Area Water Study, Services Projections and Costs (Humboldt LAFCo, 2011a)*
 - *"Indianola Area Water Service Study Memorandum" (Humboldt LAFCo, 2011b)*
 - *Humboldt LAFCo Administrative Policies and Procedures. Adopted November 14, 2012, amended July 17, 2013. Arcata: CA (Humboldt LAFCo, 2012)*

- HCSD:
 - “HCSD District Code”: Article 6 and Article 7 (HCSD, NR)
 - *2010 Urban Water Management Plan* (Freshwater Environmental Sciences, 2010)
 - *Humboldt Community Services District Sewer Rate and Connection Fee Study Report* (NBS, 2012)
 - *FY 2013-2014 Capital Improvement Program* (HCSD, 2013a)
 - *Fiscal Year 2013-2014 Budget* (HCSD, 2013b)
 - “List of parcels receiving water & sewer services from HCSD outside of its boundaries (excluding services provided to City of Eureka parcels through Intermingled Services Agreement)” (HCSD, 2013c)
 - HCSD Memorandums
 - “Proposed 2009 Water Rate Increase” (HCSD, 2009a)
 - “Introduction/First Reading and Approval of Ordinance 2009-01 Amending the HCSD District Code Relating to Water Service Charges and Fees” (HCSD, 2009b)

3.2 Agency Meetings

In addition to document and publication review, SHN met with representatives from the City of Eureka and Humboldt County to identify issues and coordinate efforts:

- City of Eureka staff (Rob Wall and Riley Topolewski) on November 15, 2013
- County of Humboldt staff (Kevin Hamblin, John Miller, and Michael Richardson) on December 4, 2013

SHN also conducted a meeting with HCSD staff on November 6, 2013, to discuss the areas proposed for addition to the SOI and status of existing infrastructure systems (system deficiencies, expansion or capacity concerns in proposed SOI areas). Once HCSD proceeds with an SOI boundary change project, LAFCo will be contacted to initiate a meeting.

3.3 Public Outreach

HCSD initiated a 30-day public comment period, which ran from March 14, 2014 through April 14, 2014. Public outreach efforts included the following:

- A media release was sent out to various media on March 10, 2014.
- The draft SOI recommendations were posted on the HCSD website from March 10, 2014 through April 15, 2014.
- The draft SOI recommendations were presented at the Greater Eureka Area Municipal Advisory Committee (GEAMAC) on March 12, 2014. The GEAMAC presentation was publicly noticed and invitations were posted at seven locations throughout HCSD.
- The GEAMAC presentation was recorded and aired on Access Humboldt (television) from March 20, 2014 to April 15, 2014.
- The draft SOI recommendations were presented at the LAFCo hearing on March 19, 2014.

- HCSD responded to information requests from the Humboldt Association of Realtors and the Humboldt Builder's Exchange.
- The opportunity to comment on the SOI recommendations was specifically noticed on the HCSD agendas for the meetings of March 25 and April 8, 2014.

3.4 Comments Received and Comment Responses

Comments were received by HCSD at the March 12, 2014 GEAMAC presentation, at the March 19, 2014 LAFCo hearing, and in a letter from LAFCo (Appendix A). No other comment was received by HCSD during the public comment period. The comments and brief responses are provided below:

Comment 1: *Overlapping spheres—Spheres indicate to local agencies and property owners that, at some future date, a specific area will likely require the services provided by the subject agency. The sphere determination also indicates the agency LAFCo believes to be best situated to serve the subject area. LAFCo supports the reduction of overlapping spheres to avoid unnecessary and expensive duplication of services or facilities, and to provide property owners with an understanding of the ultimate use and development potential of their land.*

Response 1: The only proposed HCSD SOI expansion area that overlaps with the SOI of another district is in Indianola, where a portion of Area H is within the City of Eureka SOI. Some residences are served water by the City of Eureka in this area. Although the City of Eureka may contemplate expanding its SOI in Indianola, that is uncertain. Indianola has documented water quality problems and HCSD has had requests to provide water service. It is uncertain whether HCSD or the City of Eureka may provide water service there in the future, but the intent is to keep the options open.

Comment 2: *Future development potential—The District should evaluate future development potential for existing sphere and proposed sphere expansion areas and document its capacity to provide water and wastewater services in these areas. It may be appropriate to define a service specific zone or overlay to areas where some but not all of the services would be provided due to geography or capacity limitations.*

Response 2: Future development potential and HCSD's ability to provide services were evaluated in the HCSD's review of potential SOI expansion areas. There are certain areas where some, but not all services may be provided, as discussed in "Section 4.2: Sphere of Influence."

Comment 3: *Indianola—The District should generally describe and analyze service options in the Indianola area. LAFCo supports further agency cooperation and planning surrounding service provision in the Indianola area so an agreement can be made as to which local agency is best suited to provide services. This would be preferred over the adoption of overlapping spheres.*

Response 3: The potential exists for HCSD and/or City of Eureka to provide service in the Indianola area. It is anticipated that an agreement would be made in the future as to which local agency is best suited to provide services. Also see Response 1 regarding overlapping spheres.

Comment 4: *Resource Land—Spheres should be used to promote the long-term preservation and protection of the county's [sic] agricultural and open space resources. To be consistent with LAFCo resource protection policy, only those areas planned for development should be included in the sphere. This would reduce potential effects on agricultural and open space lands, especially in Sphere Expansion Area D.*

Response 4: The areas proposed to be added to the HCSD SOI are in areas with a combination of different general plan designations, including timber and agriculture. However, the SOI is proposed in areas with documented public health issues, areas adjacent to the existing boundaries or in areas currently provided an HCSD service. In SOI expansion Area D (McKay Tract), some areas have residential development potential, and others have community forest potential. A potential community forest would likely include development with restrooms and drinking fountains.

Comment 5: *Potential Annexation Areas—The sphere of influence does not necessarily indicate a precise time frame for expansion of a city or district. However, the District should generally describe and analyze local conditions and circumstances that may affect future annexations.*

Response 5: In developing the SOI update recommendations, HCSD and SHN coordinated with City of Eureka and County of Humboldt staff and reviewed existing documentation. The approach to determine suitable areas for inclusion in the SOI was based on the location of existing boundaries, potential changes to the City of Eureka SOI, draft Humboldt County general plan update documents, and existing general plan and zoning designations.

Comment 6: *Municipal Service Review—A municipal service review will need to be updated for a sphere amendment. The primary purpose of a service review is to document the District's capacity to provide services to current and future development within its sphere and recommended sphere expansion areas. This information is intended to assist LAFCo in updating the District's sphere and considering potential boundary change proposals affecting the District.*

Response 6: HCSD will revise the 2008 municipal service review (MSR) and submit it as part of the California Environmental Quality Act (CEQA) and LAFCo approval process.

Comment 7: *Portions of Area D (McKay Tract) have the potential for residential development in addition to the potential for community forest. HCSD's SOI process should make both potentials clear.*

Response 7: HCSD added two additional slides to the SOI update presentation to illustrate portions of Area D (McKay Tract) that have residential development potential (Area D1) and areas that have community forest potential (Area D2). These areas do not overlap and are not in conflict.

Comment 8: *HCSD should consider adding the Fairhaven area (Samoa peninsula south of the Highway 255 bridge) to the SOI to provide sewer collection (not treatment) and water.*

Response 8: HCSD staff reviewed the potential addition of Fairhaven to HCSD's SOI and opted not to include Fairhaven. HCSD feels that the City of Eureka is in a better position to provide services to the Fairhaven area.

Comment 9: *Support was voiced for the proposed inclusion of Area B (Elk River) into the SOI because of water quality concerns.*

Response 9: Comment noted.

Comment 10: *Why isn't the area north and east of Area F (Pigeon Point) proposed for inclusion into the SOI?*

Response 10: That area has a general plan land use designation of Agriculture Exclusive and development potential is limited.

Comment 11: *Are the upside down "L" shaped area at the northwest corner of Area D and the rectangular area immediately west of the southern end of Area D part of the existing HCSD boundary or proposed SOI expansion? If not, why are they not included?*

Response 11: Both of these areas are within HCSD's existing district boundary (see solid black line on Figure 1 [HCSD boundary]).

4.0 Recommendations

4.1 Municipal Service Review

Since adoption of the MSR in May 2008, changes have occurred related to growth, facilities improvements, fiscal management, new proposed SOI boundaries, etc., which would require an update of the MSR (and the determinations contained within). The following is a summary of information that would need to be updated in the MSR:

- General, descriptive information related to HCSD's "Agency Profile," which describes HCSD's specific infrastructure and services provided needs to be updated to match current data (that is, number of users and existing inventory of service systems)
- Growth and population information and projections related to HCSD need to be adjusted based upon information derived from 2010 census data and projections prepared by the California Department of Transportation, Economic Development Branch and local agencies
- Overall impacts of the Martin Slough Interceptor project need to be incorporated into the various affected sections, such as, financing constraints and opportunities; future growth; and service rates
- All figures

There was minimal discussion in the 2008 MSR related to HCSD's ability to serve the designated SOI expansion areas. It is recommended that the MSR update include additional review and comment regarding HCSD's capacity to serve the areas.

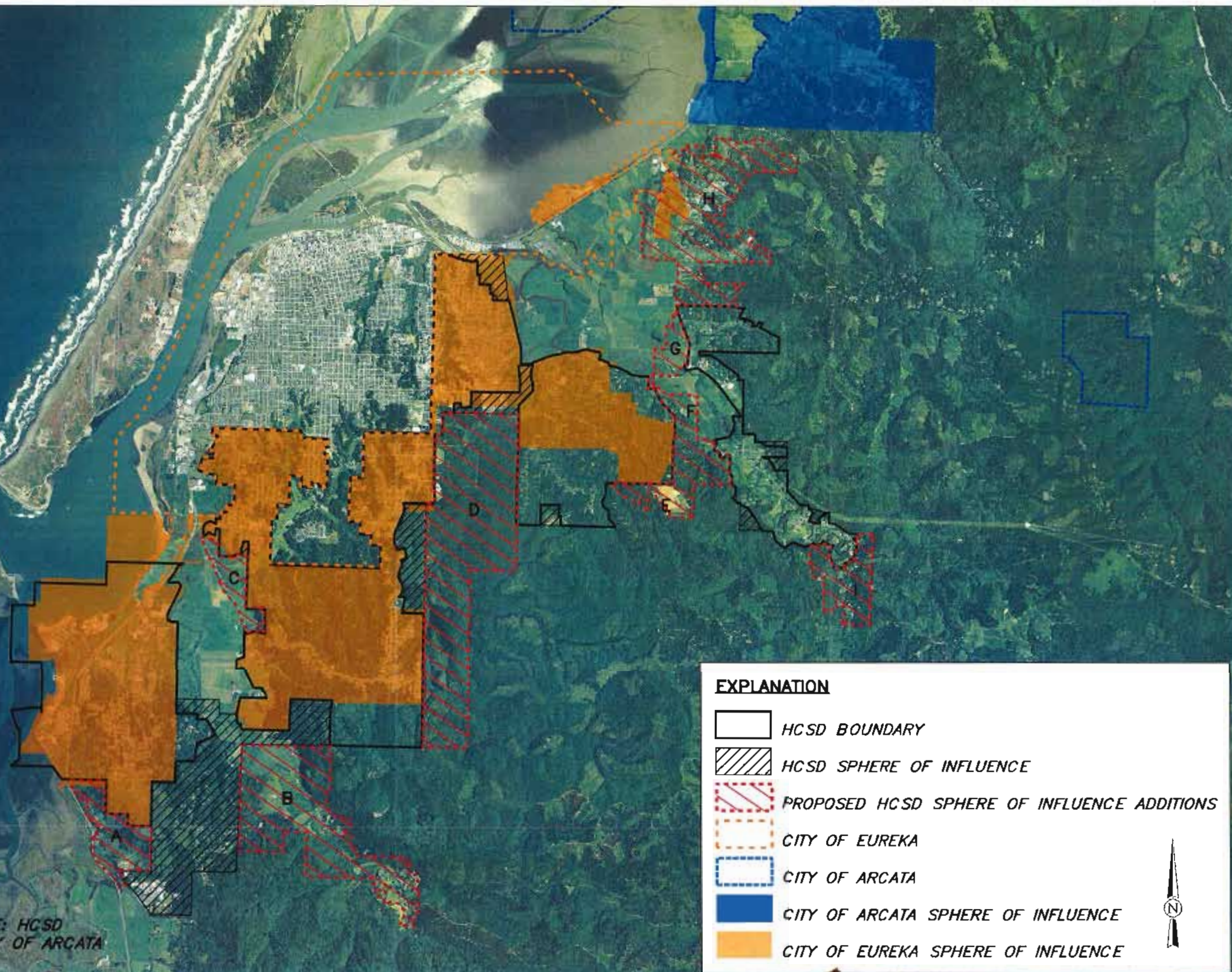
4.2 Sphere of Influence

SHN is submitting recommendations about additions to the HCSD SOI for consideration. The approach to determine suitable areas was based on the location of existing boundaries, areas identified by HCSD staff for inclusion in the SOI, potential changes to the City of Eureka SOI, Planning Commission-approved draft general plan update, land use Alternative B, and the existing general plan and zoning. Areas proposed for inclusion follow Assessor's parcel number (APN) boundaries.

The information below summarizes previous information prepared by HCSD regarding a previously contemplated SOI change, with supplements from SHN for changes to the SOI. These areas are shown on Figure 1 and labeled with the corresponding alphabetical designation), as follows:

- A. There are water facilities in areas adjacent to the HCSD boundary. Although not part of the SOI addition, College of the Redwoods is receiving water service from HCSD. Addition of sewer service to College of the Redwoods should be considered by HCSD.

SOURCES:
IMAGERY: NAIP 2012
HCSD BOUNDARY AND SPHERE OF INFLUENCE: HCSD
CITY BOUNDARIES: CITY OF EUREKA AND CITY OF ARCATA
SPHERE OF INFLUENCES: HUMBOLDT COUNTY



EXPLANATION

- HCSD BOUNDARY
- HCSD SPHERE OF INFLUENCE
- PROPOSED HCSD SPHERE OF INFLUENCE ADDITIONS
- CITY OF EUREKA
- CITY OF ARCATA
- CITY OF ARCATA SPHERE OF INFLUENCE
- CITY OF EUREKA SPHERE OF INFLUENCE

0 6,000 ±
1" = 6,000' ±

SHV
Consulting Engineers
& Geologists, Inc.

Humboldt Community Services District
Sphere of Influence Project
Humboldt, California

Proposed Sphere of Influence

SHN 013159

December 2013

HCSDSOI-RECOMMENDATIONS

Figure 1

- B. Most residents in the Elk River valley do not have reliable drinking water due to poor water quality. They rely on imported water. HCSD has received several requests by residents for a water connection.
- C. Two APNs in Area C near the intersection of Pine Hill Road and Elk River Road are currently provided water service.
- D. Area D is known as the McKay Tract and has been the subject of previous attempts to subdivide for development. Even the 1995 Humboldt County Eureka community plan identifies part of this area to be developed as residential single family. However, current efforts are underway to develop this area as a community forest (Humboldt County, 2013). The community forest is in the planning stages and subject to approval and allocation of funding.
- E. At the end of Cummings Road there is a 170,000-gallon storage tank and water system, which were installed by the City Garbage Company to provide potable water to residents impacted by water quality problems with the Cummings Road Landfill. HCSD operates and maintains the water services infrastructure.
- F. Located in an area between two HCSD boundaries, water service is provided to one APN in Area F.
- G. HCSD is providing water service to four APNs in Area G and other residents have requested service.
- H. Water service to Area H has been the subject of previous discussions between the City of Eureka, Humboldt LAFCo, and Humboldt County. There are documented water quality problems and residents have requested water service by HCSD and the City. Connections within the City SOI have been completed. This requires location within an existing SOI and documentation of a risk to "public health and safety" before Humboldt LAFCo can approve services outside the agency's boundaries. Due to current water service concerns, SHN recommends that HCSD add this entire area to the SOI to address any future requests for services. This includes areas that overlap with the City of Eureka.
- I. HCSD is providing water service to three APNs in Area I, and other residents have requested service.

The areas proposed to be added to the HCSD SOI are in areas with a combination of different general plan designations, including timber and agriculture. However, the SOI is proposed in areas with documented public health issues, adjacent to the existing boundaries, or in areas currently provided a HCSD service. Because an SOI does allow service connections, any proposal to provide services will require approval by Humboldt LAFCo after an environmental review is conducted. This will also be subject to majority approval by property owners of the affected area.

The perceived or defined need for public facilities in the various areas proposed for inclusion in the SOI is not the same for each area. Some of the more densely developed areas will require the full range of community services, including water, sewer, and lighting. Other areas have identified needs for water services only.

The capacities and adequacy of HCSD's public facilities to provide the prescribed services to each area identified includes assessment of the following:

- Water—supply, treatment, transmission, storage, and firefighting capabilities
- Wastewater—collection, treatment, and disposal

No significant limitation or deficiency associated with the provision of services to the expanded SOI areas has been identified. The *Community Infrastructure & Services Technical Report* does identify some possible wastewater collection system capacity constraints that should be resolved with the Martin Slough Interceptor Project. The Martin Slough Interceptor project, which is a joint project between HCSD and City of Eureka, is under construction and will result in major financial and operational impacts to the wastewater system. Changes from the Martin Slough Interceptor project need to be incorporated into the various affected sections of the reports (for example, financing constraints and opportunities; future growth; and service rates). The project carries a significant debt service and will result in elimination of several pump stations, both of which will impact HCSD's budget and growth capacity.

The Humboldt County *Community Infrastructure & Services Technical Report* (2009) indicates some need for additional infrastructure for service of the Indianola area and additional water storage requirements to accommodate expansion areas.

5.0 Conclusion

Considerable efforts have been expended over the past several years related to HCSD's pursuit of an SOI expansion. Upon reviewing documents and studies completed by HCSD, facilitating agency coordination efforts for this planning project and applying them with the LAFCo boundary change process, we are prepared to move forward with the project. The immediate next steps include presenting the recommendations to the HCSD Board for consideration. This is scheduled for April 22, 2014. Once the HCSD Board provides direction, the preparation of a CEQA initial study will be initiated. During the preparation of the initial study, the 2008 MSR and SOI report will be updated as recommended for inclusion in the application to LAFCo.

6.0 References

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David Hull
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April 10, 2014

Subject: LAFCo COMMENTS ON THE PUBLIC DRAFT RECOMMENDATIONS FOR THE
HUMBOLDT COMMUNITY SERVICES DISTRICT SPHERE OF INFLUENCE

Dear Mr. Hull,

Thank you for attending the Commission meeting on March 19, 2014, and providing an informational presentation of the District's public draft sphere of influence recommendations. LAFCo was pleased to learn of the District's sphere review process and public outreach efforts, including your presentation to the Greater Eureka Area Municipal Advisory Committee on March 12.

California Government Code Section 56076 defines a sphere as "a plan for the probable physical boundaries and service area of a local agency, as determined by the commission." Spheres of influence are used by LAFCo as a policy guide in its consideration of boundary change proposals affecting each city and special district in Humboldt County. Other agencies and individuals use adopted spheres of influence to better understand the services provided by each local agency and the geographic area in which those services will be available. Clear public understanding of the planned geographic availability of urban services is critical to the preservation of agricultural and open space land.

Sphere Background

The Commission first adopted a sphere of influence for Humboldt CSD in 1976 to be coterminous with the boundaries of the District, as existed at that time. An expanded sphere was adopted by LAFCo in 1985 to include areas east and south of the District boundaries, which represented a practicable maximum 20-year growth area. A year prior, in 1984, the City of Eureka sphere was adopted by LAFCo to include all of the territory within the boundaries of the Humboldt CSD. The City of Eureka sphere was based on the assumption that the City would ultimately annex all of the territory within the boundaries of the District, thereby consolidating water and sewer services in the greater Eureka area. Several reorganizations options were identified but never evaluated in depth.

More recently, LAFCo prepared a municipal service review for the Humboldt CSD in 2008, and affirmed the District's existing sphere of influence (Resolution No. 08-10). The legislative intent of the municipal service review is to proactively inform the Commission with regard to the availability and sufficiency of governmental services provided within a defined area. This includes, notably, considering whether organizational changes would improve service efficiency and performance.

Draft Proposed Sphere

The District's draft sphere recommendations identify nine sphere expansion areas. LAFCo has reviewed the draft sphere expansion areas and provides the following comments:

1. *Overlapping spheres* – Spheres indicate to local agencies and property owners that, at some future date, a specific area will likely require the services provided by the subject agency. The sphere determination also indicates the agency LAFCo believes to be best situated to serve the subject area. LAFCo supports the reduction of overlapping spheres to avoid unnecessary and expensive duplication of services or facilities, and to provide property owners with an understanding of the ultimate use and development potential of their land.
2. *Future development potential* – The District should evaluate future development potential for existing sphere and proposed sphere expansion areas and document its capacity to provide water and wastewater services in these areas. It may be appropriate to define a service specific zone or overlay to areas where some but not all of the services would be provided due to geography or capacity limitations.
3. *Indianola* – The District should generally describe and analyze service options in the Indianola area. LAFCo supports further agency cooperation and planning surrounding service provision in the Indianola area so an agreement can be made as to which local agency is best suited to provide services. This would be preferred over the adoption of overlapping spheres.
4. *Resource Land* – Spheres should be used to promote the long-term preservation and protection of the county's agricultural and open space resources. To be consistent with LAFCo resource protection policy, only those areas planned for development should be included in the sphere. This would reduce potential effects on agricultural and open space lands, especially in Sphere Expansion Area D.
5. *Potential Annexation Areas* – The sphere of influence does not necessarily indicate a precise time frame for expansion of a city or district. However, the District should generally describe and analyze local conditions and circumstances that may affect future annexations.
6. *Municipal Service Review* – A municipal service review will need to be updated for a sphere amendment. The primary purpose of a service review is to document the District's capacity to provide services to current and future development within its sphere and recommended sphere expansion areas. This information is intended to assist LAFCo in updating the District's sphere and considering potential boundary change proposals affecting the District.

Again, thank you for the opportunity to comment on this project. We appreciate the additional effort that has been invested into the process. Please contact staff at 445-7508 if you have questions regarding this letter.

Sincerely,

George Williamson, AICP
LAFCo Executive Officer